



19/4 PORTOBELLO ROAD

Piershill, Edinburgh, EH8 7BG

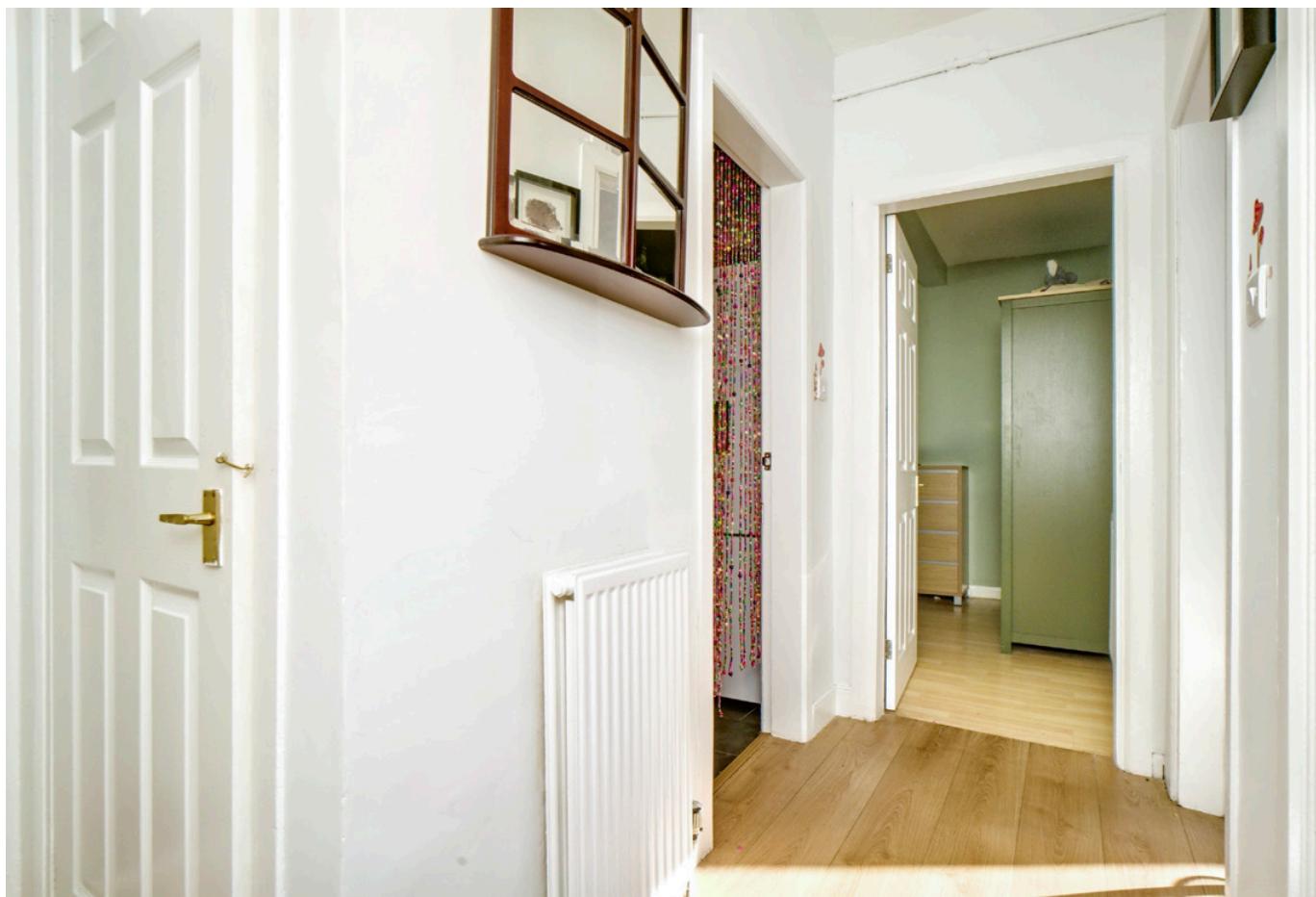




19/4 PORTOBELLO ROAD

Set on the first floor of a handsome tenement in Piershill, this beautifully presented flat blends traditional charm with attractive interiors and a practical layout. It provides an appealing living space ideal for a range of buyers. The sunny home features an inviting hall with storage, a bright reception room with storage and an electric-powered fireplace, and a galley-style kitchen. The property also includes two spacious bedrooms (one with a southwesterly aspect) and a sleek, modern bathroom complete with vanity storage and a towel radiator, as well as on-street parking and shared grounds.

Situated in the popular Piershill area, the flat offers a convenient, well-connected location within walking distance of the city centre. The suburb boasts access to excellent amenities, shopping facilities, and scenic outdoor spaces, along with reliable transport links for easy access across Edinburgh and beyond.







C

EPC
RATING

B

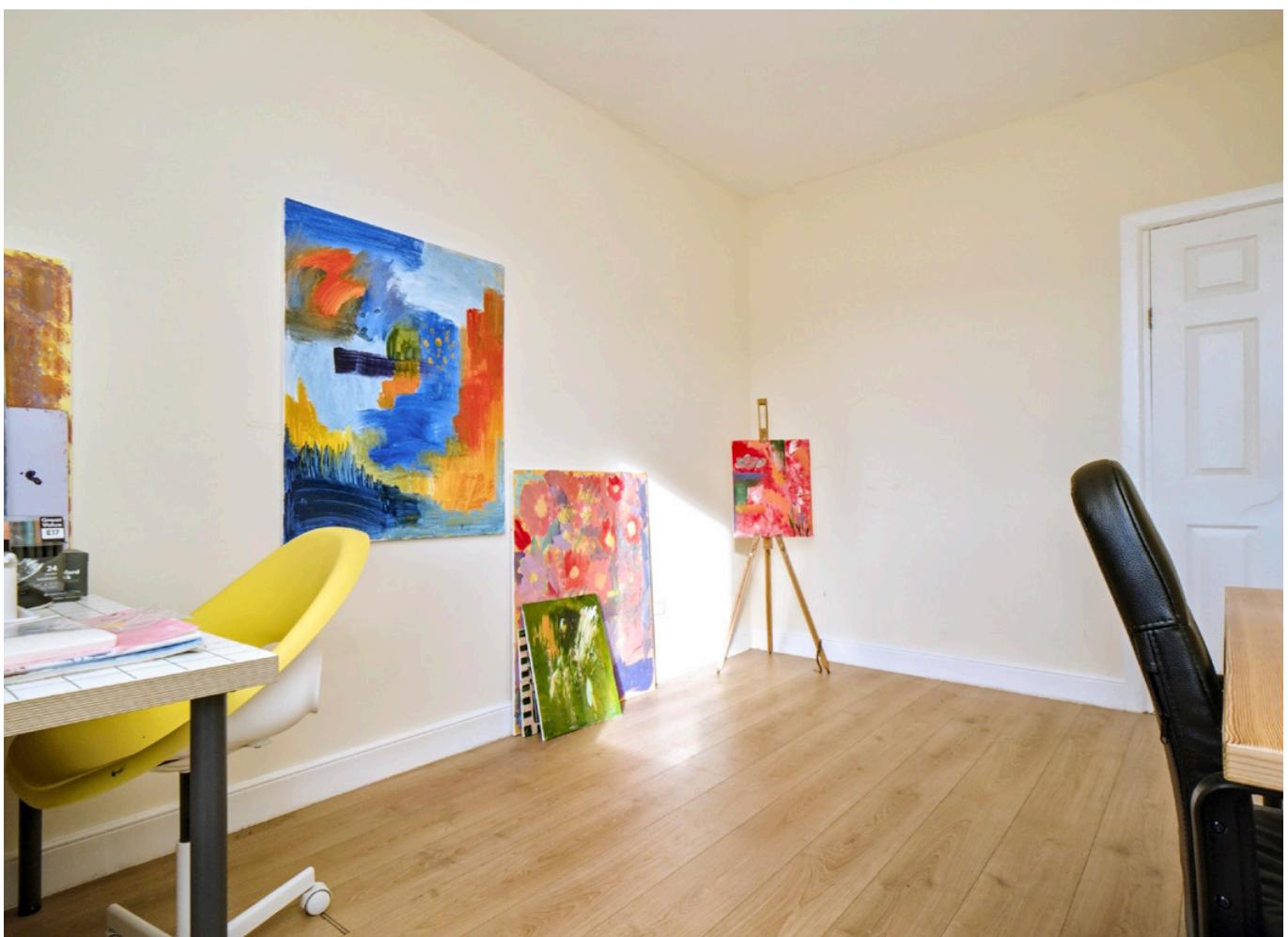
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- First-floor period flat in Piershill
- Part of a traditional building
- Shared entry and communal stairwell
- Entrance hall with storage
- Sunny living/dining room with an electric fire
- Modern galley-style kitchen
- Spacious main bedroom
- Versatile second bedroom with a sunny aspect
- Bathroom with a towel warmer
- Lawned communal grounds
- On-street parking







Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

However, some items of furniture are available by separate negotiation. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

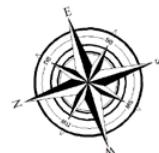
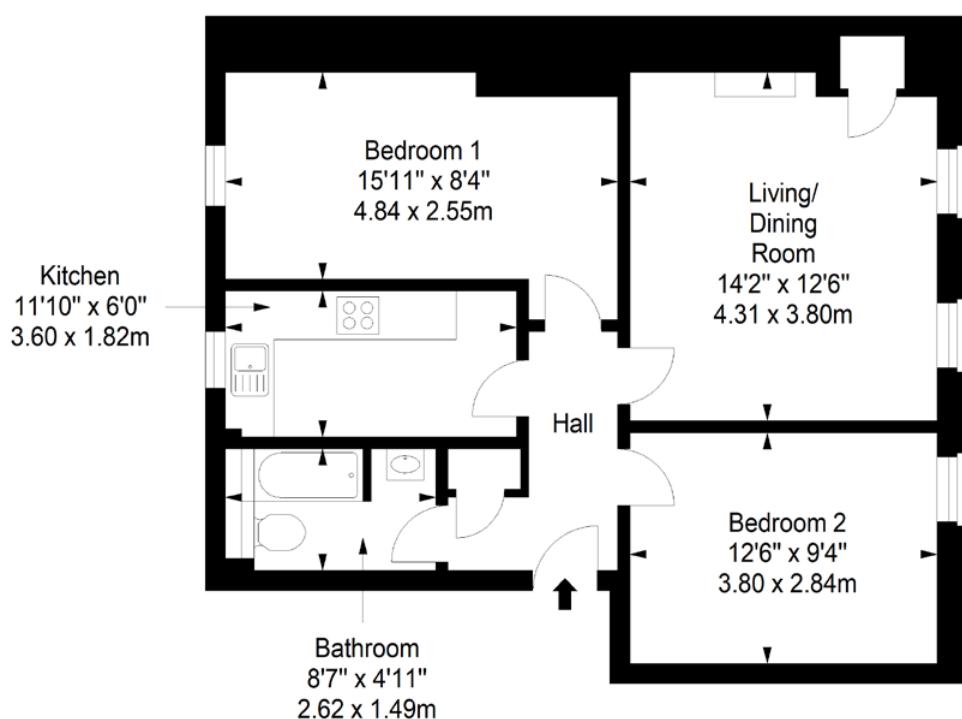


PIERSHILL, EDINBURGH

Situated just two miles north-east of Edinburgh city centre is the popular suburb of Piershill. Local amenities include a large Morrisons supermarket and filling station, a library and a selection of takeaways and pubs. A perfect location for those favouring outdoor sports and recreation, Piershill is just a short stroll from the country-style Holyrood Park, home to the rugged climbs of Arthur's Seat, whilst Portobello's sweeping seafront lies only a mile east of the suburb. For those who prefer to exercise indoors, Meadowbank Sports Centre is close by and has recently undergone significant refurbishment, now offering state-of-the-art facilities. Golf enthusiasts can choose from numerous courses in the surrounding area, including Craigentinny Golf Course. Piershill falls within the catchment area for a good selection of schools at primary and secondary levels, and is ideally placed for easy access to the city's fantastic independent schooling options. Well-served by excellent transport links, including 24-hour bus services in and out of the capital, the area lies beside the A1 thoroughfare and offers swift access to the City Bypass.

First Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



Total area: approx. 58.7 sq. metres (631.8 sq. feet)

@gilsongrayprop

gilson gray property

gilson gray property

@gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

esp

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.