



19/4 PORTOBELLO ROAD

Piershill, Edinburgh, EH8 7BG



1

Public Room



2

Bedrooms



1

Bathroom



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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.







EPC
RATING



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







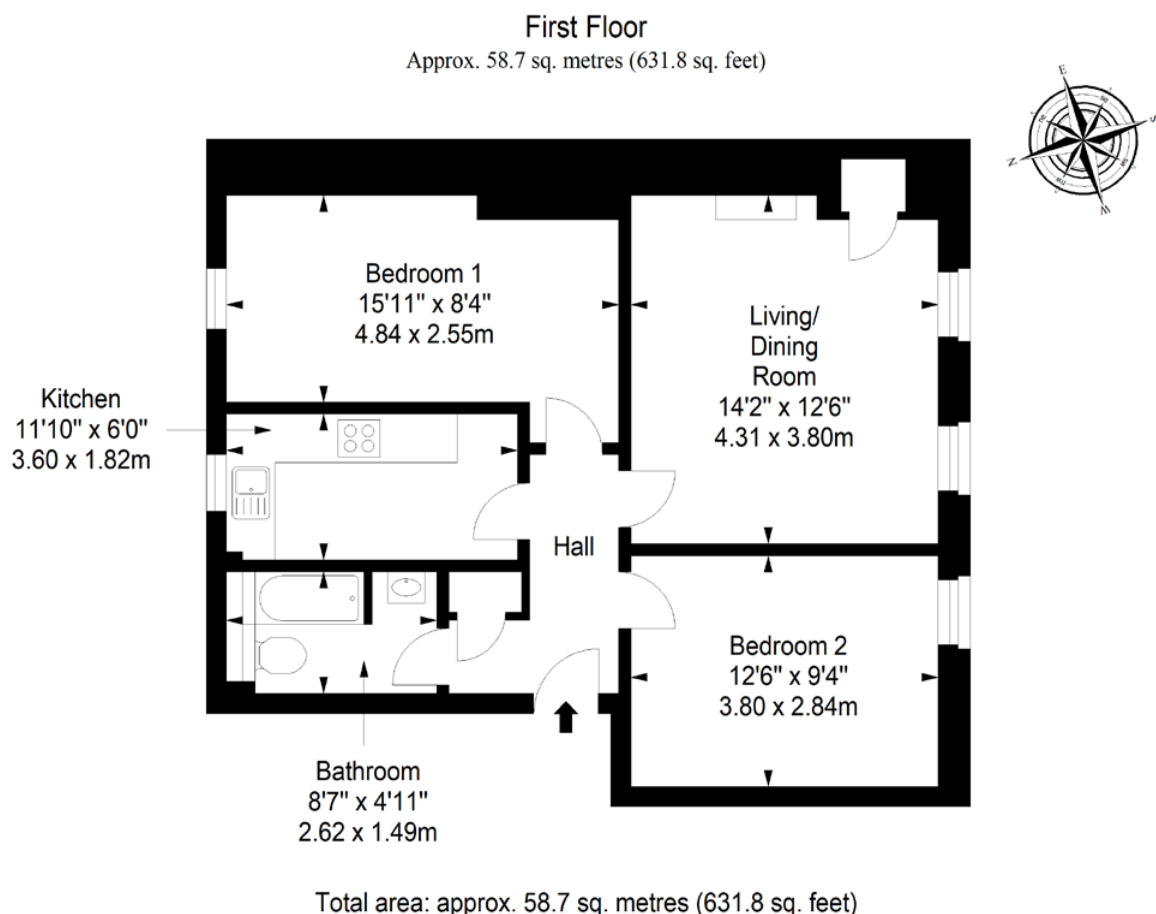


Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. However, some items of furniture are available by separate negotiation. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or 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 Craighentenny 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.



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