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3/1, Piershill Square East, Edinburgh, EH8 7BD

Well Presented, Three Bedroom, Dual-Aspect, Ground Floor Flat

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Property Description

Well-presented and proportioned, three-bedroom, dual aspect, ground floor flat with a private garden.

Forming part of an established residential development, located in the Piershill area, east of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, three flexible bedrooms and a family bathroom.

Features include a modern fitted kitchen and bathroom, gas central heating, double glazing and good integrated storage.

In addition, there is a secured entry system, a shared drying yard to the rear, and a private low-maintenance patio garden to the front.

The hall gives access throughout and features a built-in store cupboard, the secured entry handset and carpeted flooring. Set to the front, the living room includes a modern wall mounted gas fireplace, a built-in storage cupboard and a central light fitting.

Rear-facing, the kitchen features stone-effect worktops, a tiled surround, a sink with drainer, and an integrated double oven, gas hob and canopy.

Two double bedrooms are set to either aspect and include built-in wardrobes, carpeted flooring and pendant light fittings. Bedroom three is rear-facing and has space for freestanding storage and a pendant light fitting.

Completing the accommodation, the bathroom is set to the rear and includes a stylish modern suite, including a shower unit over the bath, tiled splash walls and a ladder style radiator.

A 360 Virtual Tour is available online.

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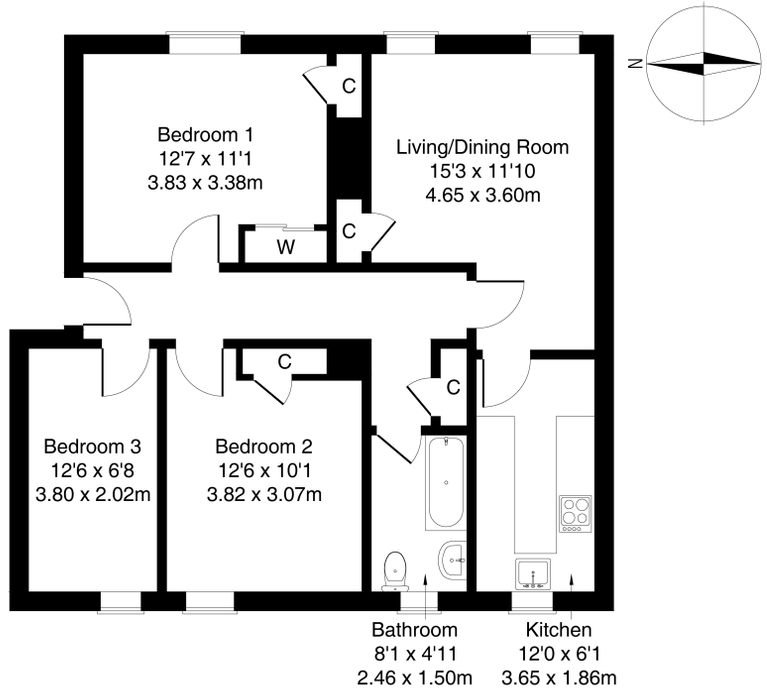
Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Piershill lies less than two miles from the city centre, with frequent public transport available from London Road/Portobello Road. There are ample local amenities, including banking and post offices, along with a Morrison's supermarket a short distance away, and a Sainsbury's at Meadowbank Retail Park, which is also home to a number of other major retail outlets. Local leisure opportunities include the open expanses of Holyrood Park and Arthur's Seat, Meadowbank Sports Centre with many leisure and fitness facilities, and Portobello beach. Local schooling is available from nursery to senior level, with The Royal High Primary School, Duddingston Primary, St John's Primary and Portobello High School all nearby.

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