



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

Light & Tastefully Presented, Two-Bedroom, Third (Top) Floor Flat with Balcony

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Property Description

Light and tastefully presented, south-facing two-bedroom, dual aspect, third-floor (top) flat, with open views to Arthur's Seat and city skyline views to Forth and Fife. Forming part of an established residential development, located in the Piershill area, east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a private balcony to the front, a fully tiled kitchen with appliances, contemporary flooring, gas central heating, and double glazing. In addition, there is a secured entry system, a shared drying yard to the rear, and unrestricted on-street parking to the front, together with a large communal green.

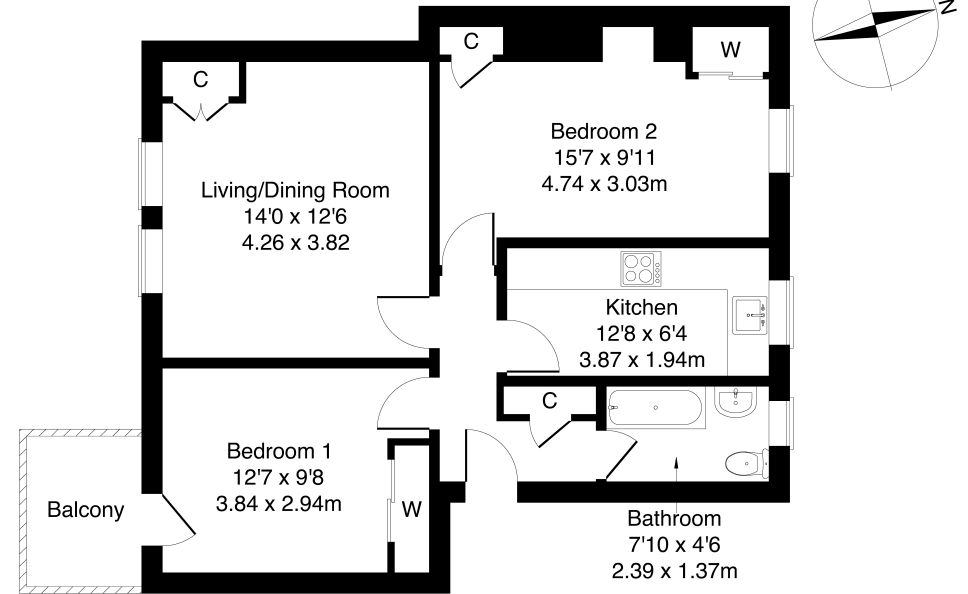
A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. Set to the front, the living room is finished in neutral tones with laminate flooring, a built-in cupboard, and twin windows that flood the space with natural light and offer striking views of Arthur's Seat. A good-sized, fully tiled kitchen is fitted with units, stone-effect worktops, and a range of appliances including an integrated oven, hob, and fridge/freezer, as well as a freestanding washing machine.

The main bedroom, located to the front, benefits from light décor, wood-effect flooring, a mirrored built-in wardrobe, and direct access to a private balcony – also south-facing, ideal for enjoying sunlight throughout the day. Set to the rear, the second double bedroom offers generous built-in storage, matching décor and flooring, and stunning views towards the Forth and Fife. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (646 sq ft - 60 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 Edinburgh city centre, ideally positioned to benefit from a wide range of local amenities, including banking and post office services, a Morrisons supermarket on Portobello Road, and a Sainsbury's at Meadowbank Retail Park. Fort Kinnaird offers an extensive selection of high-street stores and a multiplex cinema. The recently completed Meadowbank Sports Centre is within a short walk, providing a variety of modern sports facilities. Residents can also enjoy vast open green spaces

nearby, including Holyrood Park, Arthur's Seat, and the Portobello waterfront. Local schooling is available from nursery through to senior level, with options such as The Royal High Primary School, Duddingston Primary, St John's Primary, Portobello High School, and Holyrood High School. This east-of-city-centre location benefits from excellent road links via the A1 and A199, and regular public transport services run along Restalrig Avenue and Portobello Road.





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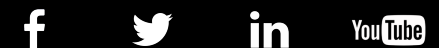
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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