



## 11/4 Piersfield Grove, Edinburgh, EH8 7BU

Beautifully Presented, One-Bedroom, First-Floor Flat

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# Property Description

Beautifully presented, one-bedroom, first-floor flat, forming part of a traditional stone-built terrace. Conveniently located on a quiet side street, in the Piersfield area, east of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, a double bedroom, and a shower room.

Highlights include a modern fitted kitchen with appliances, immaculate varnished wood floors, and a generous bathroom. In addition, there is a wood-burning stove for the lounge, double glazing, gas central heating, and good storage.

There is a secure entry system, a well-maintained communal stair and leafy shared rear garden, and unrestricted street parking to the front.

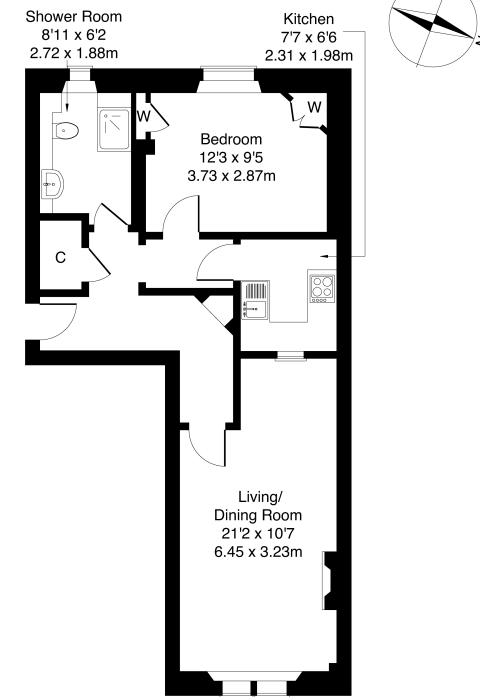
Step into this well-presented one-bedroom flat via a welcoming entrance hall, complete with a secure entry handset, central lighting, and a handy walk-in storage cupboard. The spacious living/dining area is perfect for relaxing or entertaining, featuring sanded original wood flooring, a cosy log burner, and a central light fitting to create a warm and inviting atmosphere. Adjacent, the modern fitted kitchen boasts tiled flooring, wood-effect worktops, a stone-effect surround, and a sink with a drainer. Appliances include an integrated oven and gas hob, and a freestanding washing machine, offering both practicality and contemporary appeal.

The generous double bedroom benefits from two built-in cupboards, elegant wooden flooring, a large window that floods the room with natural light, and a central light fitting. A white IKEA wardrobe, fixed to the wall, is also included. Completing the property is a sleek, three-piece shower room with tiled flooring and splashback surround, and a modern ladder-style radiator for added comfort.

Curtains throughout the property are included in the sale, while a fitted smart meter provides efficient energy monitoring.

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Approximate Gross Internal Area: (581 sq ft - 54 sq m.)



**First Floor**

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

## Area Description

Situated in the popular and well-established residential area of Piersfield, this property enjoys excellent access to the heart of Edinburgh while offering a peaceful, community-oriented atmosphere. Piersfield is well-served by a variety of local amenities including shops, cafes, and supermarkets, with nearby Portobello providing a charming seaside escape just minutes away. The

area benefits from excellent transport links, with regular bus services connecting to the city centre and beyond, while nearby road routes make commuting convenient. Families and professionals alike appreciate the proximity to local schools, parks, and recreational facilities, making Piersfield a sought-after location for comfortable urban living with a suburban feel.







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