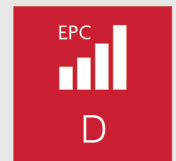
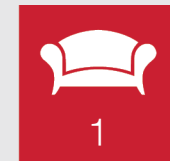




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13/3, Piersfield Grove

Piersfield, Edinburgh
EH8 7BU





Summary

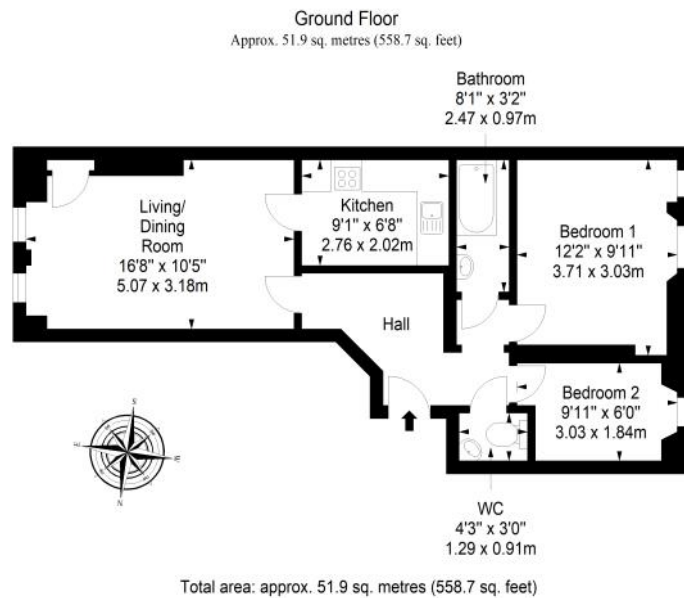
Enjoying a well-connected city location in Piersfield, this two-bedroom ground-floor flat comes with spacious accommodation and neutral interiors. The home boasts a generous living and dining area adjoining a fitted kitchen, a west-facing double bedroom, a versatile second bedroom enjoying a westerly aspect and a family bathroom with shower-over-bath and a heated towel rail. Additionally, the flat has gas central heating via a new boiler installed in 2022 and mixed-glazed windows throughout. Externally, the property benefits from a private garden to the front, communal gardens to the rear and unrestricted on-street parking. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Appealing ground-floor flat
- Forms part of a modern development
- Situated highly desirable in Piersfield
- Secure telephone-entry system
- Neutral interiors throughout
- Entrance hall with WC
- Spacious living/dining room
- Modern fitted kitchen
- Two west-facing bedrooms
- Bathroom with shower overhead
- Decorative, private front garden
- Shared garden to the rear
- Unrestricted on-street parking
- GCH and mixed glazing



Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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