



# Property Description

Light and well-presented, one-bedroom, south-facing, first-floor flat, forming part of a traditional stone-built terrace. Conveniently located in the Piersfield area, east of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining room and a kitchen, a double bedroom, and a bathroom.

Highlights include a quality fitted kitchen, stylish contemporary flooring, a modern bathroom and good integrated storage. In addition, there is double glazing, gas central heating, a secure entry system, a well-maintained communal stair and a shared garden.

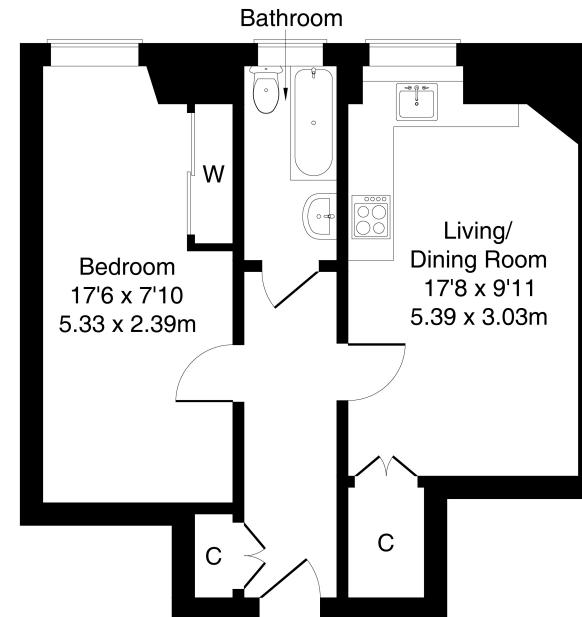
The hall gives access throughout, and includes a cloak/store cupboard and the secure entry system handset. A good-sized public room has space for both lounge and dining furniture, and features a walk-in store cupboard (housing a fridge/freezer), and recessed spot lighting. The kitchen area is set to the front of the room, and includes quality worktops with matching upstands, a sink with a drainer, a washing machine, an integrated electric oven, and a ceramic hob with an extractor hood above.

A double bedroom includes a fitted mirrored wardrobe, a pendant light fitting and carpeted flooring. The bathroom has a front-facing window, and is fitted with a stylish three-piece suite, including a mains shower over the bath and tiled splash-walls.

**149/4, Piersfield Terrace, Edinburgh EH8 7BS**



Approximate Gross Internal Area: (474 sq ft - 44 sq m.)



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

# Area Description

Piersfield is well positioned to take advantage of an excellent choice of local amenities and is located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Retail Park, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and the famous seafront

promenade, whilst the extensive Holyrood Park and Arthur's Seat parklands are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1 and A199, with regular public transport available from Restalrig Avenue and Portobello Road.





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