



9/7 Piershill Square West, Edinburgh, EH8 7BA

Light & Well-Presented, South-Facing, Two-Bedroom, Dual-Aspect, Third (Top) Floor Flat with Balcony

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Light and well-presented, south facing, two-bedroom, dual aspect, third (top) floor 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, kitchen, two double bedrooms and a bathroom.

Highlights include a private balcony to the front, a fitted kitchen, a modern bathroom, contemporary flooring throughout, 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.

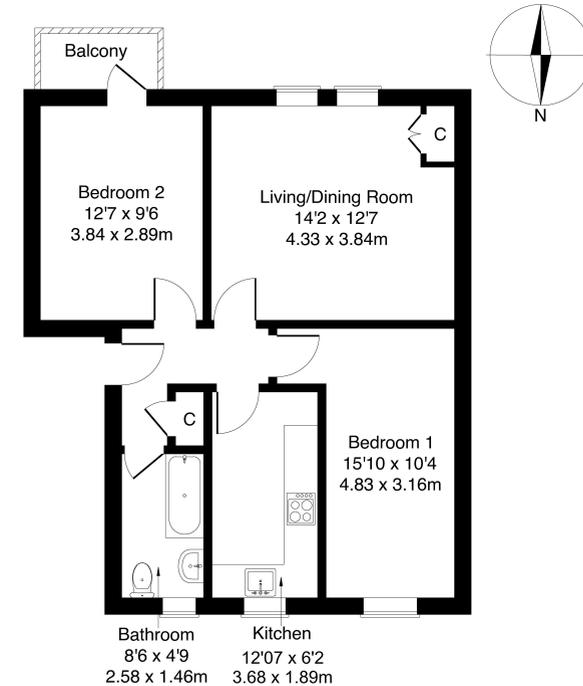
A welcoming entrance hallway provides access throughout and features a built-in storage cupboard, secured entry handset, and wood-effect flooring. A bright, southerly-facing front-facing living room benefits from plenty of natural light, a built-in storage cupboard, a central light fitting, and exceptional open views of Arthur's Seat. To the rear, the kitchen includes wall and base units, real wood worktops, a stainless steel sink with drainer, and appliances including an electric cooker unit, dishwasher, and fridge/freezer.

The bright main bedroom is set to the rear, offering ample space for freestanding storage, wood-effect flooring, and a central pendant light. A second double bedroom, located at the front, provides generous space for furniture, a pendant light fitting, and direct access to the private balcony, also enjoying open views. Completing the home, the rear-facing bathroom is fitted with a three-piece, with a unit shower over the bath and tiled splash walls.



9/7 Piershill Square West, Edinburgh, EH8 7BA

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

Located in the established Piershill area, this home enjoys a peaceful residential setting with excellent local amenities and transport links. The development includes a shared drying yard to the rear, a large communal green space, and unrestricted on-street parking. Piershill benefits from a range of nearby shops, cafes, and supermarkets, with Meadowbank Retail Park and Portobello's bustling high street just a short

distance away. The area is well-connected, with frequent bus services providing easy access to Edinburgh's city centre, Leith, and surrounding areas. Outdoor enthusiasts will appreciate the proximity to Holyrood Park, Portobello Beach, and the scenic cycle paths along the Forth. With a blend of urban convenience and natural beauty, Piershill is an excellent location for professionals and first-time buyers.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.