



11/8 PIERSHILL TERRACE

Willowbrae, Edinburgh, EH8 7EY



1

Public Room



2

Bedrooms



1

Bathroom

11/8 PIERSHILL TERRACE

Situated on the third/top floor of a traditional tenement building in the Willowbrae area of the city, this well-proportioned flat perfectly blends modern interiors, tasteful décor, and lovely period features. It offers an impressive living room, a dining kitchen, a utility opening onto a balcony with far-reaching views, two bedrooms, a bathroom, access to a shared garden, and unrestricted on-street parking.

Amenities in the immediate area include shops, comprising a major supermarket and independent retailers, other everyday essentials, transport links connecting across the city, leisure and fitness facilities, and green space, with Holyrood Park just a short stroll away. The very heart of the city is under two miles away.

Extras: Integrated kitchen appliances comprising a double oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





EPC
RATING



COUNCIL
TAX BAND

VIEWING

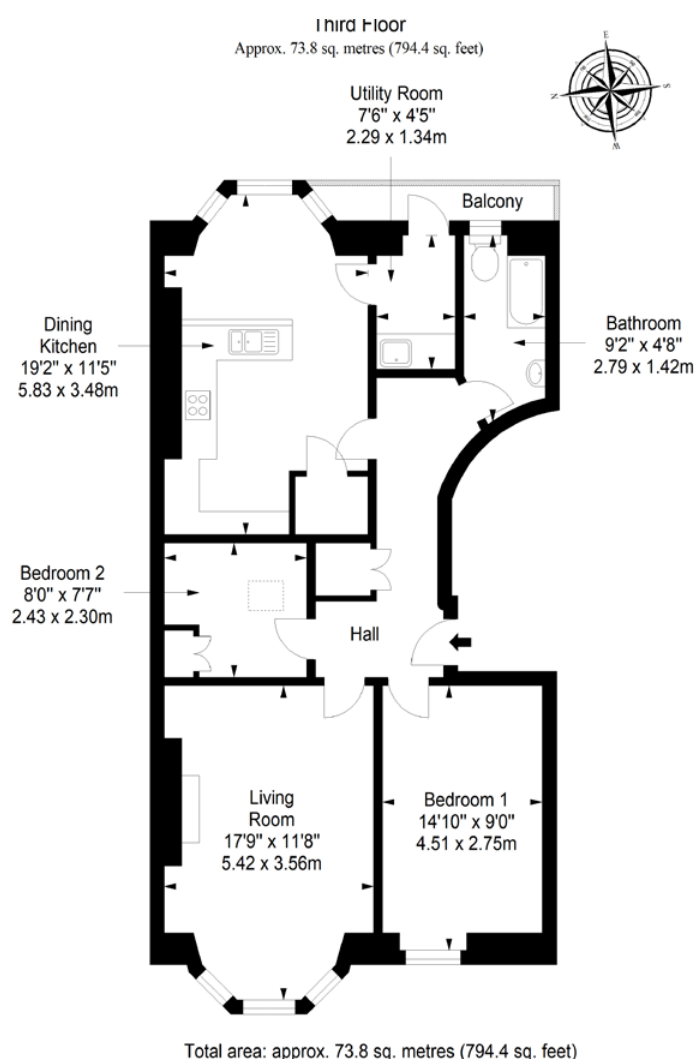
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Third/top-floor flat in Willowbrae
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Impressive living room with bay window and fireplace
- Large dining kitchen with bay window, offering open views to the East
- Utility room with balcony
- One airy double bedroom
- Versatile single bedroom with storage
- Bright bathroom with shower-over-bath
- Access to a shared garden
- Unrestricted on-street parking
- Double-glazed UPVC windows throughout
- Gas central heating
(via Worcester Bosch combi boiler)

WILLOWBRAE, EDINBURGH

Situated at the foot of Holyrood Park, the tranquil residential area of Willowbrae lies just over two miles east of the city centre and boasts incredible far-reaching views over the Firth of Forth and the green hills of Holyrood Park. The area is home to a good range of minimarkets, independent retailers, and restaurants and pubs, with more extensive shopping facilities available in nearby Meadowbank Shopping Park and the city centre. Outdoor lovers are spoilt for choice with Holyrood Park, Arthur's Seat, and Calton Hill all on the doorstep, offering the perfect setting for a relaxing stroll or an invigorating hike with captivating panoramic views of the city and beyond. For the golf enthusiast, Craigentinny, Portobello, and Duddingston golf courses are all within easy reach. Nearby Meadowbank Sports Centre offers unrivalled indoor and outdoor sports facilities, following a state-of-the-art refurbishment. Additional facilities can be found a short drive away at Portobello Swim Centre and the Royal Commonwealth Pool. Willowbrae falls in the catchment area for highly-regarded primary and secondary schools and is ideally placed for some of the capital's finest independent schools. The area enjoys fantastic transport links, with day and night buses across the city. Waverley train station is just a short distance away, and thanks to Willowbrae's close proximity to the A1, commuting from the area is swift and convenient.



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.