



10 (PF1) Piershill Terrace, Edinburgh, EH8 7EU

Attractive two-bedroom ground floor flat with private front garden

URQUHARTS
EDINBURGH



LOCATION

Piershill Terrace is situated a popular area, a short distance to the east of the city centre. Local shops cater for everyday needs, with a Morrison's on Portobello Road, an ASDA at the Jewel, and more extensive shopping available at Fort Kinnaird Retail Park, all within easy reach. Historic Leith, Portobello and Musselburgh are only a few miles away offering a further choice of specialist shops and services. Several recreational facilities nearby include the open spaces of Holyrood Park, Arthur's Seat, and Duddingston Golf Course, as well as Portobello baths and beach promenade. Catchment schools in the area include The Royal High Primary, St John's RC Primary School, Portobello High, and Holyrood RC High, with the University of Edinburgh's Moray House Campus, Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus nearby. There is an efficient bus service running throughout the city and surrounding areas, and road links are very accessible out to the City Bypass and main motorway networks as well as Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing. Waverley Station is easily accessed by bus, tram, on foot or by bike.

DESCRIPTION

10 (PF1) Piershill Terrace is an attractive and spacious two-bedroom ground floor flat with private front garden and direct access to the rear communal garden. Situated in popular Piershill area, the location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance hall; bright and spacious open plan living room / dining room / kitchen with wood-burning stove and patio doors to the rear garden; modern fitted kitchen with wall & base units and integrated appliances; two good-sized double bedrooms, one with bay window to the front; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen. Two bedrooms. Bathroom.

Gas central heating. Double Glazing. Well-maintained communal rear garden and area of private front garden. Unrestricted on-street parking.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

The property has an Energy Rating Category C

Tenure Freehold

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.



Piershill Terrace,
Edinburgh
Midlothian, EH8 7EU



Approx. Gross Internal Area
782 Sq Ft - 70.79 Sq M
For Identification Purposes Only. Not to scale.
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