

**7/6 Piershill Terrace
EDINBURGH EH8 7ES**

Offers Over £240,000

- Bay window living/dining room featuring ornate cornice, centre rose and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, induction hob, electric oven and appliances included
- Two double bedrooms with master featuring bay window and en-suite
- Bathroom fitted with three-piece suite
- Gas central heating and double glazing
- Communal garden
- Free on-street parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



1



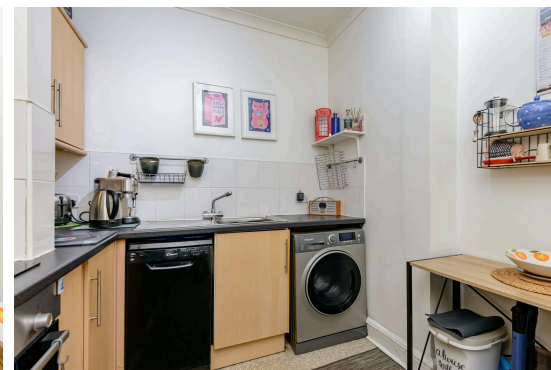
2



2



EPC C



Flat

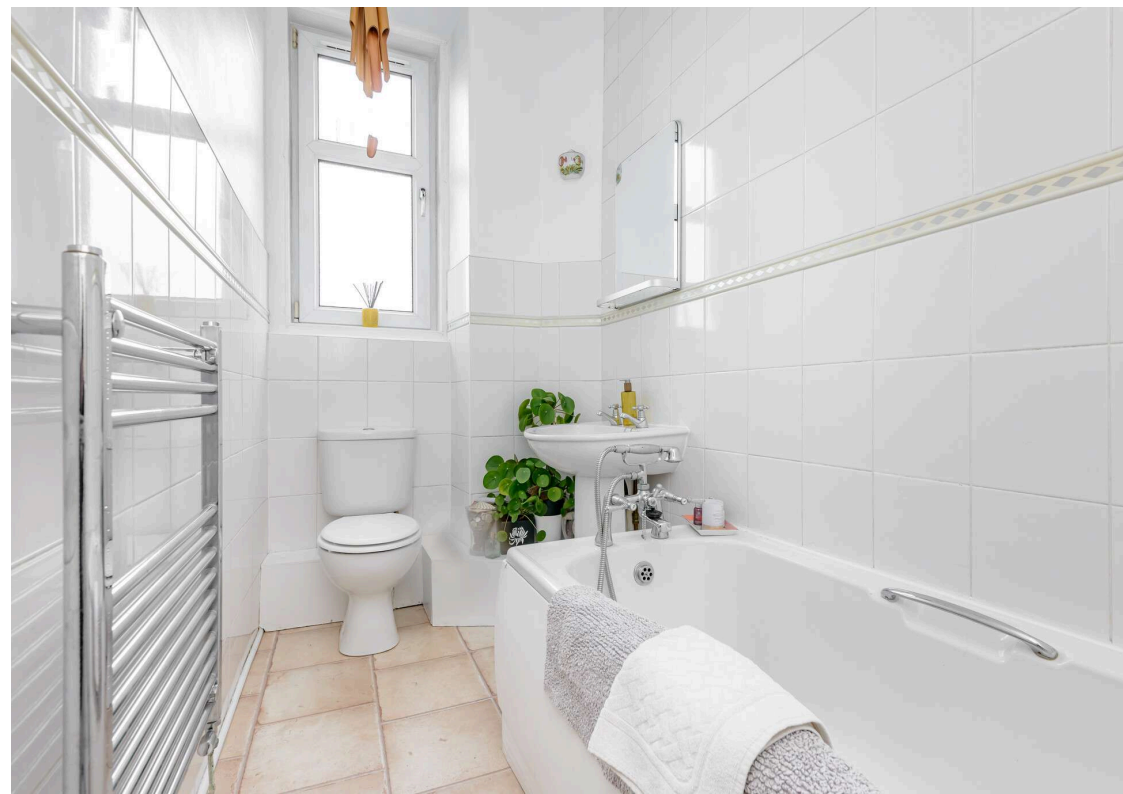
Blair Cadell is delighted to present this stunning tenement flat in the highly sought-after area of Piershill. Boasting two spacious double bedrooms and excellent transport links to Edinburgh's city centre, this property is perfect for a wide range of buyers and must be viewed to be fully appreciated.

The accommodation comprises a beautiful bay-windowed living/dining room, featuring a decorative fireplace and elegant ornate cornicing and ceiling rose—an ideal space for entertaining family and friends. The well-appointed kitchen is fitted with a range of floor and wall-mounted units, an induction hob, an electric oven, and essential white goods, included in the sale except for fridge freezer. Both double bedrooms are generously sized, with the master bedroom enjoying beautiful views from a stunning bay window, wardrobes which are included in sale, and an en-suite equipped with a stylish two-piece suite and mains shower. The main bathroom features a modern three-piece suite, while the hallway benefits from two useful storage cupboards. The property further boasts gas central heating, double glazing throughout, a well-maintained communal garden, and free on-street parking.

Nestled in the desirable Willowbrae district, just three miles east of Edinburgh's vibrant city centre and approximately one and a half miles from Portobello's picturesque seafront promenade, this flat offers an unbeatable location. Nearby amenities include a Morrison's supermarket, with a 24-hour Asda at The Jewel for added convenience. Meadowbank Retail Park provides further shopping options, including a Sainsbury's and other high-street stores. Leisure enthusiasts will appreciate the proximity to the newly refurbished Meadowbank Sports Centre, the scenic beauty of Holyrood Park, and the iconic Arthur's Seat, all within walking distance. For a broader selection of shops, restaurants, and entertainment, Fort Kinnaird Retail Park is just a short drive away, featuring popular high-street brands, dining options, and a multi-screen cinema. The area is well-served by schools catering to all levels, making it an excellent choice for families. Commuters will benefit from frequent bus services to the city centre and surrounding areas, as well as easy access to the city bypass, connecting to Scotland's main motorway network.

Viewing by appointment on 0131 337 1800

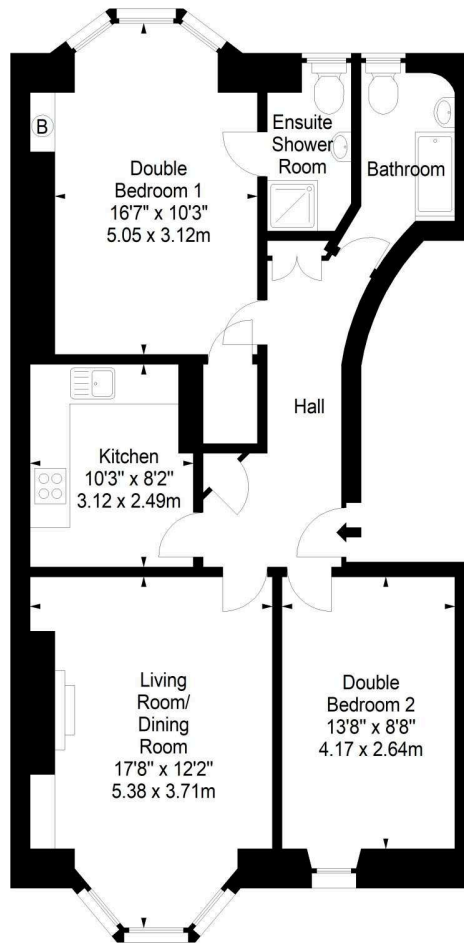
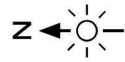




Piershill Terrace,
Edinburgh,
Midlothian, EH8 7ES



Approx. Gross Internal Area
789 Sq Ft - 73.30 Sq M
For identification only. Not to scale.
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Second Floor



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