



26/4 Piersfield Grove, Edinburgh

Offers Over £175,000





## 26/4 Piersfield Grove

Edinburgh, Edinburgh

Carol Lawton at RE/MAX Estates is delighted to present this spacious property, ideal for families Large lounge, kitchen, two generous double bedrooms, and a bathroom, all in city centre location.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Hallway

11' 6" x 4' 2" (3.51m x 1.28m)

The entrance is spacious and incredibly welcoming, featuring a central light fixture that creates a warm, inviting atmosphere. The real wood flooring adds a touch of elegance, while the radiator ensures comfort. Two excellent-sized storage cupboards provide ample space for organisation, and a wall-mounted entry system adds convenience and modernity. From this area, you have easy access to the lounge, bathroom, and the two bedrooms, making it a perfect central hub for the home.

### Lounge

16' 10" x 11' 6" (5.13m x 3.50m)

The lounge is generously sized, offering plenty of room for free-standing furniture and creating a comfortable, flexible living space. The real wood flooring complements the warm ambiance, while the central lighting enhances the room's welcoming feel. A large front-facing window allows an abundance of natural light to flood the room, brightening the space and offering a pleasant view. The radiator ensures the room remains cozy, and there's easy access to the hallway and kitchen, making it both practical and stylish.

### Kitchen

9' 1" x 8' 2" (2.78m x 2.48m)

The kitchen is a good size and well-equipped, offering plenty of storage with numerous cupboards to keep everything organised. A rear-facing window allows natural light to flood the space, creating a bright and inviting atmosphere. The kitchen features a round-style sink with a drainer and mixer taps, a gas hob with an integrated extractor fan above, and a built-in oven. There's also space for a washing machine and a fridge freezer, adding practicality. The vinyl flooring and stylish splashback tiling enhance the kitchen's overall look, and a set of central spotlights provides ample illumination, completing this functional and modern space.







### **Bathroom**

6' 0" x 6' 0" (1.84m x 1.83m)

The modern bathroom features a bath with a mixer tap and an over-bath electric shower, complete with a sleek glass screen. A central light fitting brightens the space, while the heated towel rail adds comfort. The rear opaque window allows natural light to filter in, maintaining privacy. The modern vanity and WC, both with under-storage, offer practicality and style. The entire room is beautifully finished with tiled flooring and matching walls, creating a clean, contemporary look throughout.

### **Bedroom 1**

11' 1" x 9' 10" (3.38m x 2.99m)

This excellent double bedroom is both spacious and practical, featuring fitted sliding door wardrobes that offer plenty of storage without taking up extra space. The room is bright and fresh, with a central light fitting providing ample illumination. The laminate flooring adds a modern touch, while the radiator ensures the room stays cozy. It's a well-designed, comfortable space, perfect for relaxation and rest.

### **Bedroom 2**

11' 7" x 7' 6" (3.54m x 2.28m)

This very good-sized double bedroom is bright and airy, thanks to a rear-facing window that offers a pleasant view. The room features laminate flooring that adds warmth and style, while a central light fitting ensures the space is well-lit. The radiator provides comfort, making the room cozy throughout the year. A set of double sliding-door fitted wardrobes offers ample storage, keeping the space neat and organised. It's a spacious and functional bedroom, perfect for relaxation.

### **Storage**

Good size private storage cupboard at the main entrance Front door.







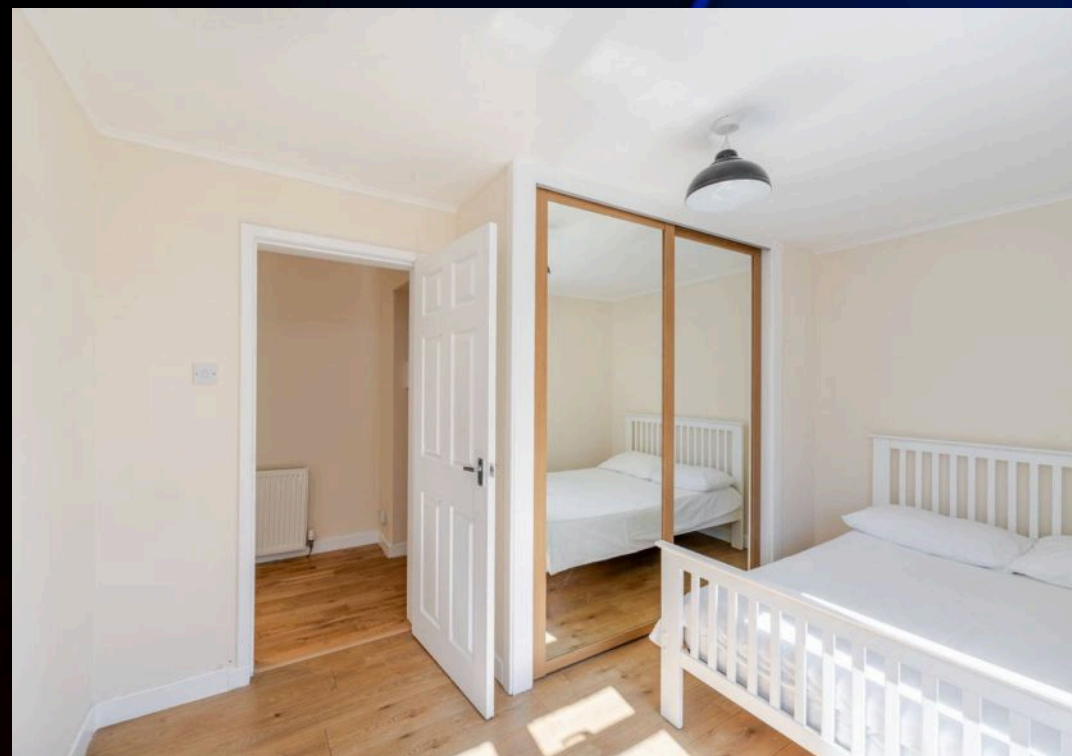
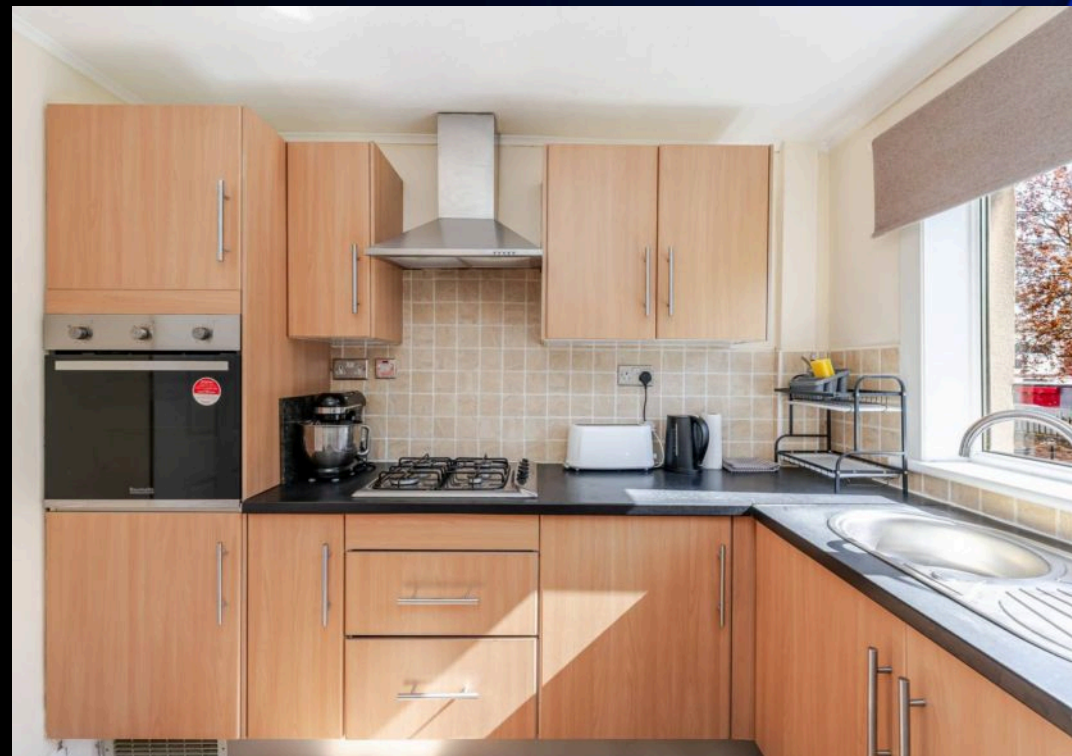
## REAR GARDEN

The property benefits from large rear communal gardens, providing a spacious and peaceful outdoor area. Access to the garden is conveniently located at the rear of the main building, with a dedicated access door that ensures easy entry. The expansive gardens offer a perfect space for relaxation, outdoor activities, or enjoying the surrounding greenery in a tranquil setting.

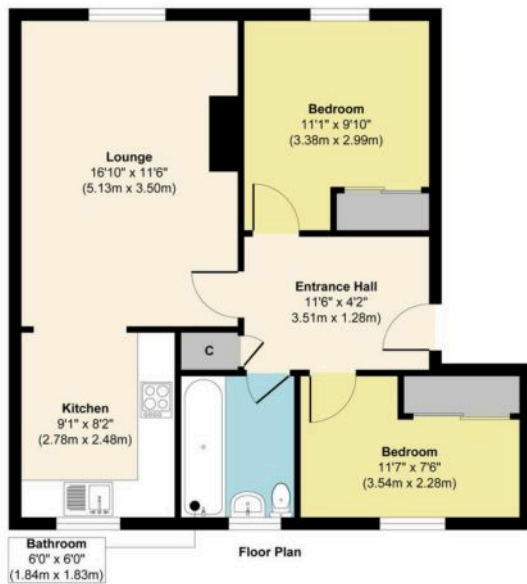
## ON STREET

Parking at the property is available on-street, conveniently located at the front of the building. This provides easy access for residents and visitors, making it simple to park right outside the property.





26/4 Piersfield Grove, Edinburgh, EH8 7BY



Approx. Gross Internal Floor Area 603 sq. ft / 56.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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