



Piersfield

38/1 Piersfield Grove
EH8 7BU



Ground Floor Flat (Buzzer 1)

25% SHARE AT OFFERS OVER £47,000

- Hallway
- Living room
- Kitchen
- 2 double bedrooms with built in storage
- Shower room

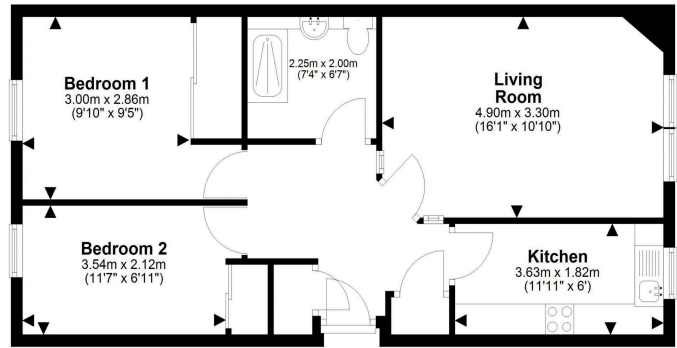
- Private, enclosed rear garden
- Shared front garden
- Double glazing
- Electric heating
- Allocated parking space



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

25% share for sale - Viewing is highly recommended of this well-maintained ground floor flat situated on a Cul-de-sac in the popular residential area of Piersfield. The property is well located to give easy access to shopping facilities with a Morrison's and Meadowbank Retail Park both close-by. There is a good public transport service to the City Centre and surrounding areas. Local recreational facilities are also available and include golfing, Queens Park and Portobello beach and promenade.

Entered via a secure shared stair, the property opens to a welcoming hallway with two built in storage cupboards, entry phone handset and the rest of the accommodation off. The well-proportioned living room is situated to the front of the flat and enjoys twin windows allowing plentiful natural light. Also, to the front is the modern kitchen with base and wall units, and an integrated oven and electric hob. To the rear of the flat are two double bedrooms, both with built in mirrored wardrobes. Completing the accommodation is an internal shower room which features partially tiled walls, a shower unit, WC with a concealed cistern, and a wash hand basin within a vanity unit.

Additional benefits include a private, enclosed and easy to maintain rear garden, a shared front garden, electric central heating, double glazing and allocated parking space.

Shared ownership is a form of low-cost home ownership that combines renting with buying. It is aimed at people who wish to own their home but are presently unable to buy outright. The purchaser owns a share of the home (either 25%, 50% or 75%) and then rents the remaining part from Harbour Homes. The purchaser is also responsible for the full costs of contents insurance, legal fees, maintenance and repairs.

The monthly occupancy charge for this property is £312.60 (as at 5/9/25) plus £100 per month for factoring fees to James Gibb which includes block building insurance

An application must be completed and submitted to Harbour Homes -

Please return your form to:

Harbour Homes
108 Constitution Street
Edinburgh
EH6 6AZ

Please get in touch by phoning 0131 554 0403 or emailing hello@harbour.scot.

EXTRAS

To be sold as seen with all white goods included (no warranties to be given).

OFFERS

Offers Over £47,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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