



149/4 Piersfield Terrace

Piersfield, EDINBURGH, EH8 7BS



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1 bedroom 1st floor flat in the popular Piersfield area, ideal for a first time buyer.

- Sitting room/kitchen
- Double bedroom
- Bathroom with 3 piece suite
- Excellent storage
- Communal rear garden
- Secure entryphone system
- Located close to amenities
- Ideal for a first-time buyer
- Well presented & in move in condition
- Gas central heating & double glazing



Fixed Price: £170,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

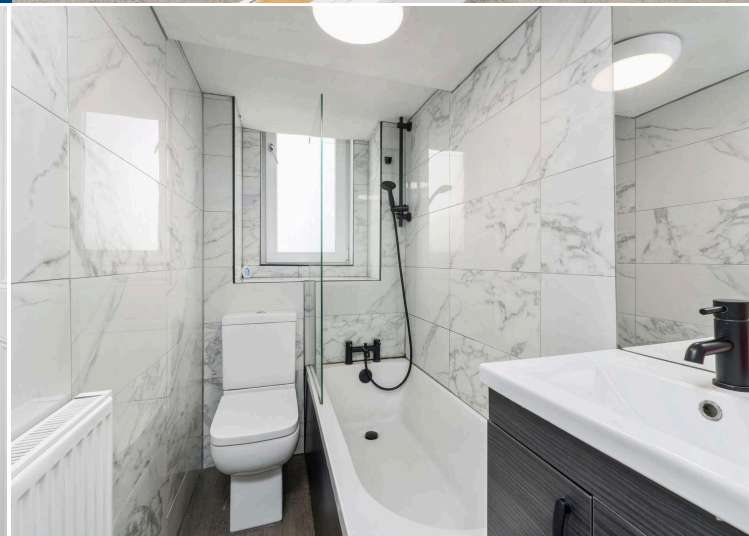
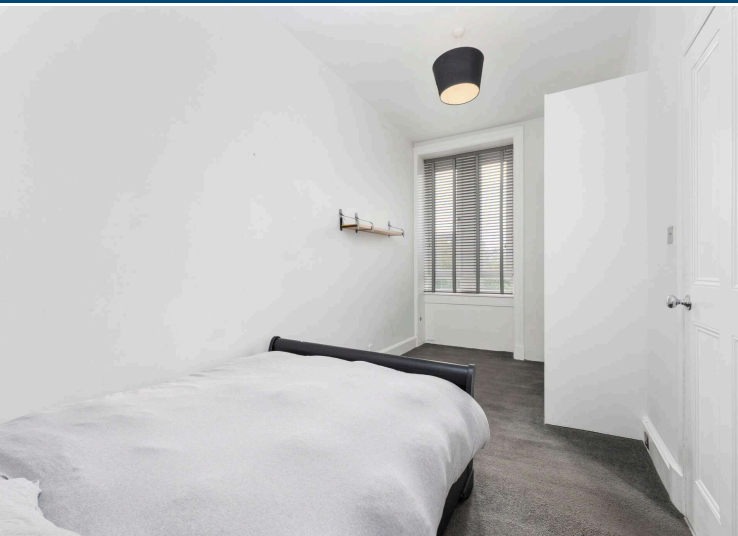
Located in the popular Piersfield area, this one bedroom first floor flat offers a bright and well proportioned home, ideal for a first time buyer.

Internally the property is well presented with modern fixtures and fittings throughout.

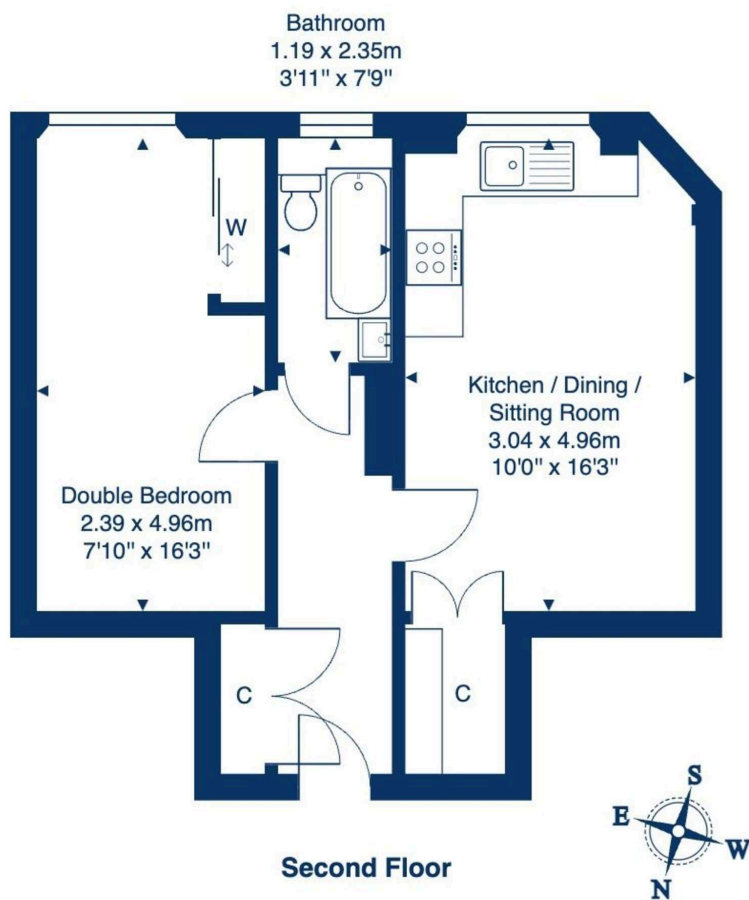
Further benefits include gas central heating, double glazing and a secure entryphone system.

Extras

All fitted carpets, curtains, blinds, light fittings, oven, hob, washing machine and fridge/freezer are to be included in the sale.



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Total Area: 39.1 m² ... 421 ft²

All measurements are approximate and for display purposes only.

Location

Nestled between Craighentinn, Willowbrae and Restalrig, the residential area of Piersfield lies approximately two miles east of the city centre and enjoys a quiet yet well-connected setting, perfect for young couples, families and city professionals preferring a tranquil retreat. The surrounding areas are home to excellent everyday amenities including supermarkets, independent shops, a doctor's surgery and pharmacy, a Post Office, hairdressers, barbers, pubs, and takeaways, whilst the capital's world-class shopping facilities, restaurants, nightlife, and entertainment venues are just a short drive or bus journey away. Enjoying the city's picturesque parks and open spaces could not be easier for residents of Piersfield, with Holyrood Park and Calton Hill just a short stroll away, and for the avid golfer, Craighentinn Golf Course. For fitness enthusiasts who prefer to exercise indoors, Portobello Swim Centre and Leith Victoria Swim Centre offer excellent swimming and gym facilities. Piersfield benefits from local primary and secondary education and is ideally placed for swift access to the city's independent schools. Travelling around the area, across the city and further afield is convenient, owing to bus links and the proximity of the A1 and the City Bypass.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.