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SOLICITORS & ESTATE AGENTS



38 Piersfield Terrace  
Edinburgh, EH8 7BJ

Entrance Vestibule & Hall  
Lounge  
Kitchen/Dining Room  
Utility Room  
8 Double Bedrooms  
3 Bathrooms  
2nd Reception Room/bedroom  
Sealed and PVC Windows  
Front & Rear Private Gardens  
EPC: E  
Council Tax Band: F

This former guest house is an exciting, traditional 8-bedroom end-of-terrace town house in Piersfield, conveniently situated allowing the occupier to avail themselves of all the amenities located in the area. These include supermarkets, Doctors' surgeries, a library, local chemists and excellent bus routes, approximately 10 minutes from city centre. The property boasts spacious and diverse accommodation over 3 floors and could be modernised in select areas, allowing for the exciting opportunity to set the style and standards of the home to your own liking. The property benefits from original features including cornicing and woodwork and gas central heating throughout, while providing excellent views of Arthur's Seat and over the River Forth towards Fife.

The property comprises; a welcoming entrance vestibule and hallway with under-stair storage. Spacious living room with fitted furniture, attractive gas fireplace and build-in cupboards. Kitchen/dining room with fitted kitchen including base and wall units and integrated appliances. Utility room with space for further appliances. Generously proportioned rear-facing master bedroom with fitted wardrobes. Bathroom with shower over sunken bathtub and fitted with hand rails, WC and wash basin. A carpeted staircase leads to the 1st floor, hosting 5 bright, quiet double bedrooms of good size, along with a shower room and a further bathroom. The top floor presents the final 2 double bedrooms with built in cupboards and shelved storage, with Velux windows providing views over the river Forth to Fife. Finishing the property is a second reception room, which was previously used as a second kitchen area for the guest house, fitted with a storage cupboard, base and wall units and a wash basin. This room boasts exceptional views of Arthur's Seat.

Externally, the property benefits from a beautifully maintained front garden, and a fully enclosed rear garden.

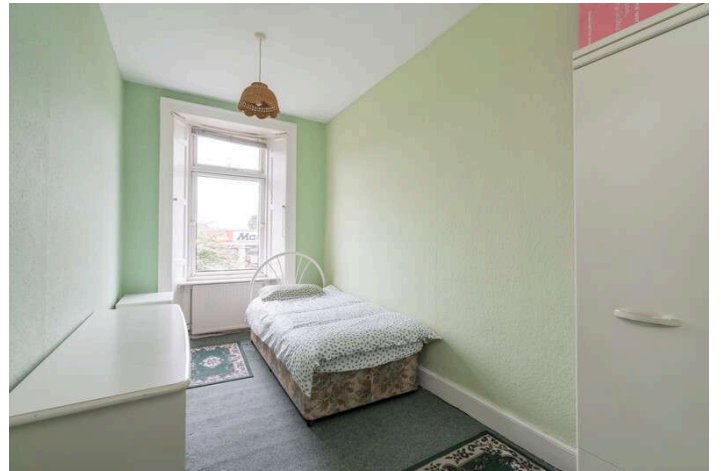
Piersfield is a popular residential area located to the east of the city centre within easy reach of Holyrood Park, Arthurs Seat and Portobello beach. A Morrisons Superstore is opposite the property and there is a Sainsbury's Supermarket less than a mile away at Meadowbank Shopping Park. Local shops, chemists, Doctor surgeries, library, pubs and restaurants are also all within easy reach. The historic Royal Mile is within walking distance through Holyrood Park, a perfect way to access the city centre. Leisure and recreational facilities are provided at The Royal Commonwealth Pool. Portobello Promenade is just over a mile away, giving access to the beach, Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. A day at the beach or Holyrood Park is a great way to relax and enjoy the city. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus. There are excellent bus routes, it is 10 minutes to the city centre and also going into towns and villages along the East Coast. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.



















Approx. Gross Internal Floor Area 191.41 Sq M / 2060 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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