



15 (GF1) Piersfield Grove
PIERSFIELD | EDINBURGH | EH8 7BU


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Set on a quiet cul-de-sac moments from Portobello beach and Arthur's Seat is this spacious ground floor apartment. Forming part of a handsome traditional tenement this property enjoys an area of private and communal garden grounds, double glazing and gas central heating and now requires modernisation.

The accommodation comprises a welcoming entrance hallway with two ample storage cupboards, bright lounge with feature fireplace, study and fitted kitchen off, two double bedrooms (both with ornate fireplaces) and the flat is completed by a bathroom with three piece suite.

- Quiet setting close to Portobello beach
- Traditional handsome tenement
- Now requires modernisation
- Welcoming hallway
- Bright lounge
- Fitted kitchen
- Two double bedrooms
- Bathroom with three piece suite

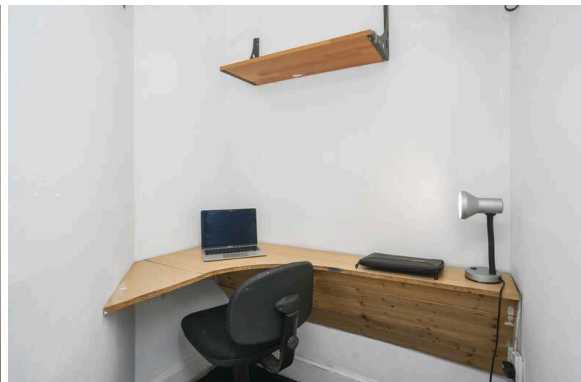
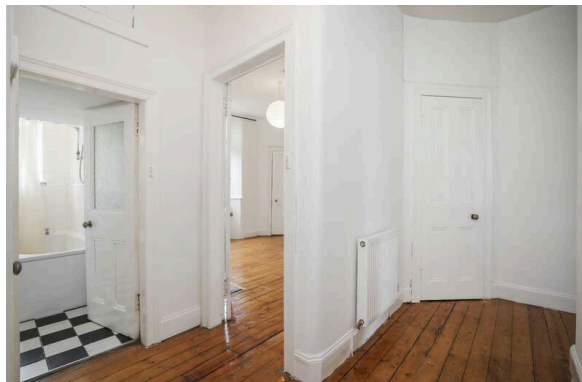
Items included in this sale are carpets, washing machine, microwave, curtains, wardrobes, fireplace, vacuum cleaner, light fittings. EPC band D

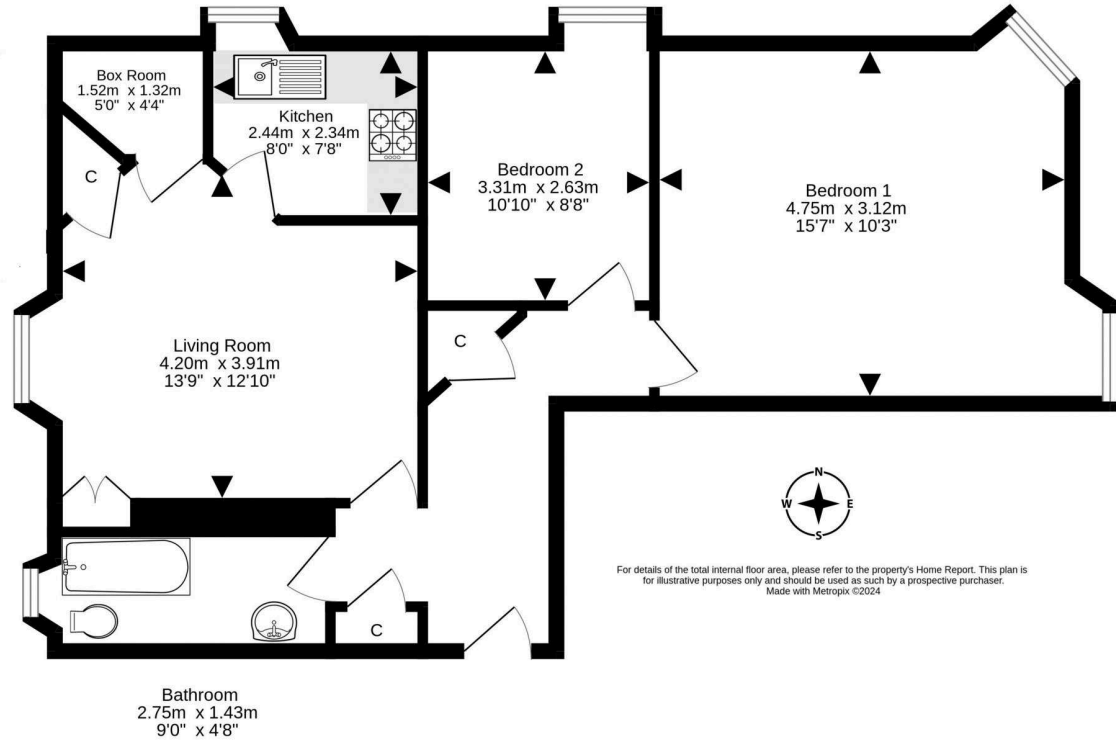


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Piersfield is a well established district situated to the East of Edinburgh moments from Portobello beach and Arthur's Seat. There is a Morrisons store at Piersfield Terrace, just a brief stroll away, with further facilities available at the Meadowbank Retail Park which includes a Sainsbury's store. The refurbished Meadowbank Sports Centre is close at hand for all the fitness enthusiasts, boasting an excellent range of sporting facilities. The East End of Edinburgh can be accessed by car or bus in a matter of minutes and is home to the exciting St James Quarter offering a range of shopping and leisure facilities. In an easterly direction lies Portobello with its wonderful promenade and beach. Scenic walks can also be taken on Arthur's Seat and within the green expanse of Holyrood Park. An efficient public transport system operates throughout the town, whilst the compactness of the city ensures easy access to the city by-pass and main motorway networks.





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