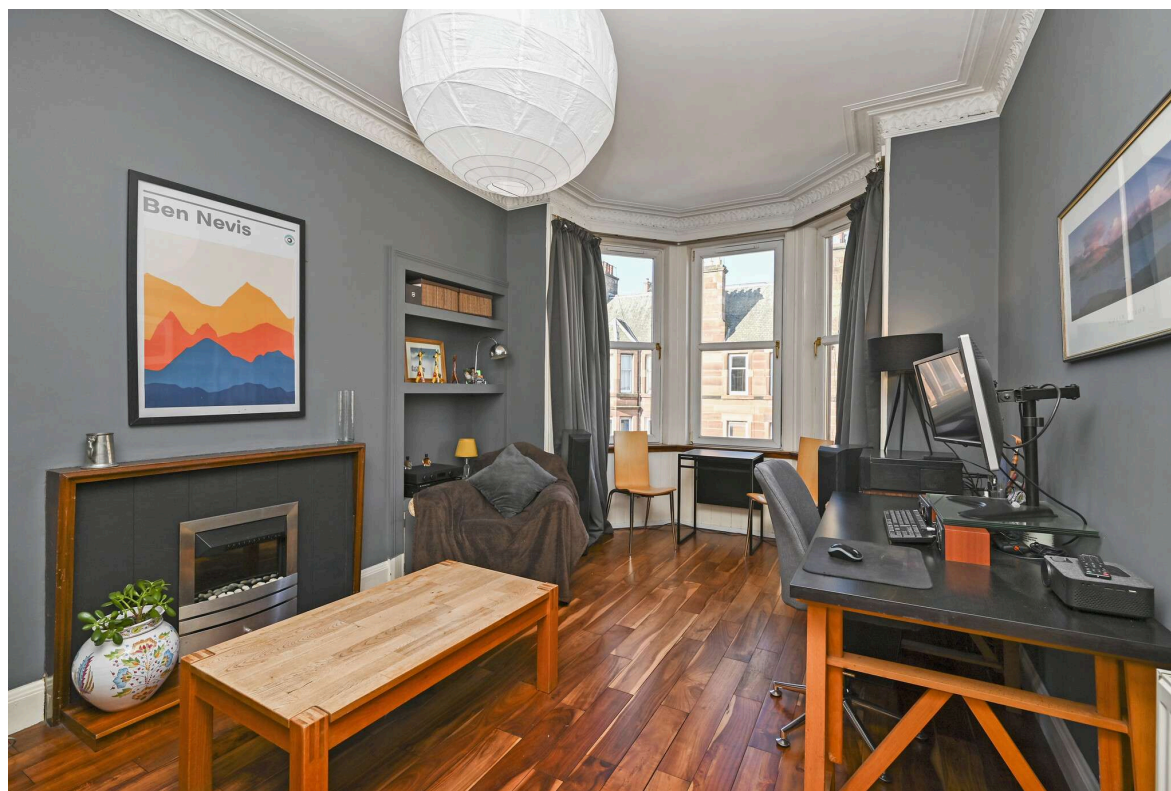




5/7 Pierhill Terrace
PIERSHILL | EDINBURGH | EH8 7ES


warners
solicitors & estate agents



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Warners are delighted to present this beautifully maintained and generously proportioned two-bedroom top floor flat, set within a traditional tenement building in the highly desirable Piershill area of Edinburgh. Ideally located to the east of the city, this property offers excellent transport links and convenient access to a range of local amenities, making it the perfect choice for a first-time buyer, professional couple, or investor.

Upon entry, you are welcomed by a bright and spacious hallway, complete with a handy storage cupboard, leading to all rooms of the flat. The large, bay-windowed lounge is a real highlight, featuring a charming fireplace, traditional cornicing, and elegant wood flooring – the perfect setting for relaxation or entertaining guests.

The modern kitchen boasts sleek white gloss base and wall units, complemented by contrasting wood work surfaces and ample space for free-standing appliances, providing a practical and stylish cooking space.

The spacious master bedroom, featuring a second bay window, offers a large built-in storage cupboard and a contemporary en-suite shower room. The second bedroom is also generously sized, offering ample space for a double bed and additional furnishings.

The stylish, partially tiled bathroom features a crisp white suite and adds a touch of luxury to the home. For added convenience, on-street parking is available, and the property benefits from double glazing and gas central heating throughout, ensuring comfort year-round.

- Spacious two-bedroom top-floor flat in Piershill.
- Bay-windowed lounge with fireplace and wood flooring.
- Modern kitchen with ample space for appliances.
- Master bedroom with en-suite and built-in storage.
- Stylish bathroom with white suite.
- Double glazing, gas central heating, and on-street parking.

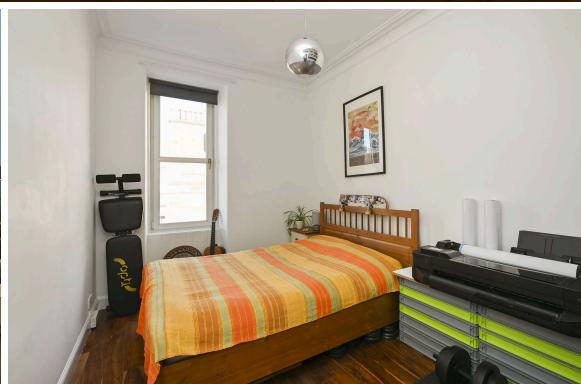
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

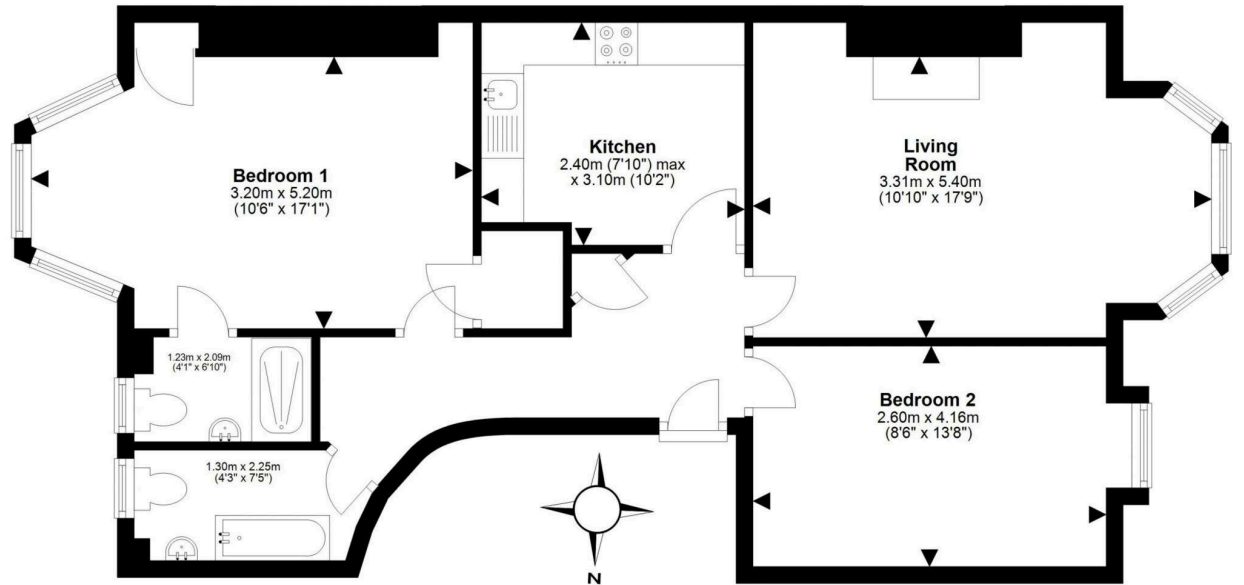
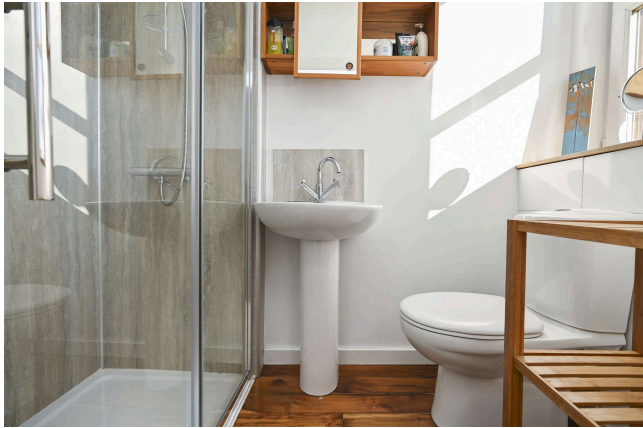


Extras included in the sale are all light fittings, dishwasher, washing machine, fridge freezer, oven and hob.

EPC rating D. Council Tax band B.

Piershill is a well established district situated to the East of Edinburgh, well placed for an excellent range of amenities. There is a Morrisons store at Piersfield Terrace, just a brief stroll away, with further facilities available at the Meadowbank Retail Park which has a Sainsburys store. The East End of Edinburgh, host to the impressive St James Quarter and the Omni Centre, can be accessed by car or bus in a matter of minutes, whilst in an easterly direction lies Portobello with its wonderful promenade and beach. Leisure facilities are excellent and include the refurbished Meadowbank Sports Centre offering a gym, caf , outdoor football pitch, athletics track and a choice of fitness studios, Arthur's Seat and the wide expanse of the Queens Park. Schooling is well represented from nursery to senior level, whilst Edinburgh University can be accessed through the Queens 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.





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.