



3/1 Piersfield Grove
PIERSFIELD | EDINBURGH | EH8 7BT

warner's
solicitors & estate agents



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Warners are delighted to present this rarely available one-bedroom ground floor tenement flat, ideally located in the sought-after Piersfield area, just to the east of Edinburgh city centre. Offering a superb blend of traditional charm and modern comfort, this home benefits from excellent transport links providing easy access to both the city centre and the nearby seaside suburb of Portobello.

The property boasts its own private outdoor space with a pleasant front garden, along with access to a well-maintained communal rear garden. The bright and spacious lounge features a striking fireplace and generous proportions, creating an inviting living and dining area. The modern kitchen is fitted with a range of wall and base units, providing excellent storage and workspace.

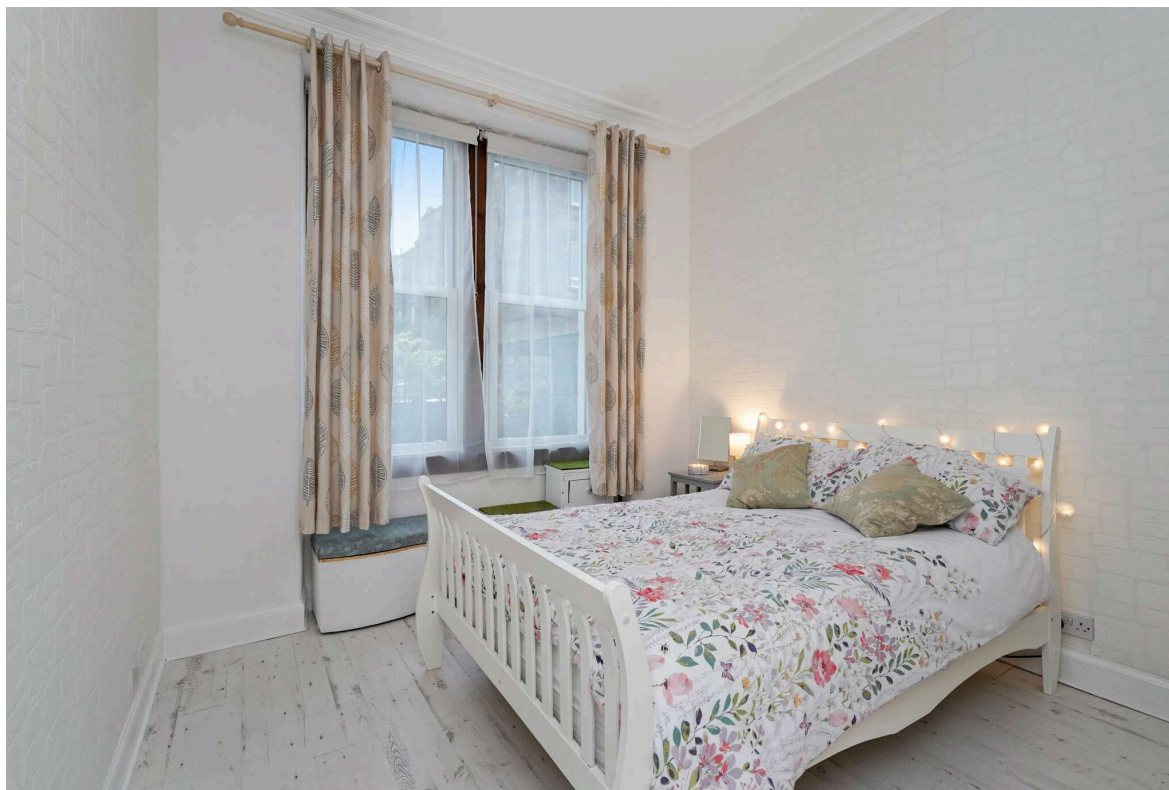
A well-proportioned double bedroom with wood-effect flooring offers a peaceful retreat, while the bathroom is fitted with a corner bath and contemporary fixtures.

- Bright and spacious lounge with feature fireplace
- Modern fitted kitchen with good storage
- Generous double bedroom with wood-effect flooring
- Private front garden and communal rear garden
- Excellent transport links to city centre and Portobello
- Popular location east of Edinburgh city centre

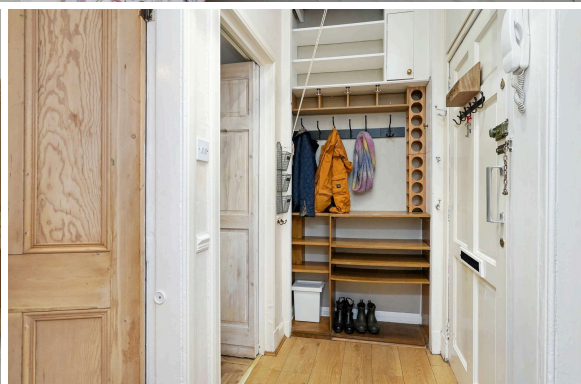
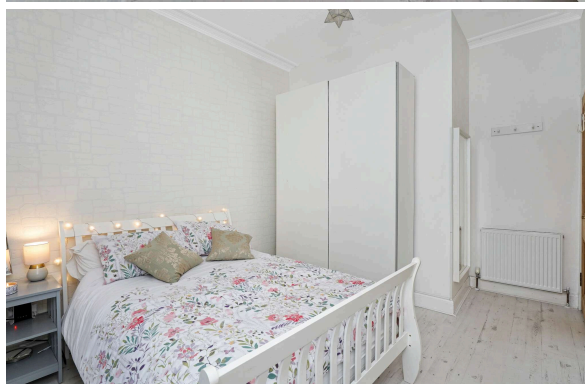
All curtains, blinds, wall mounted shelving, mirrors, hob, oven dishwasher, fridge and washing machine included in sale. EPC rating D.

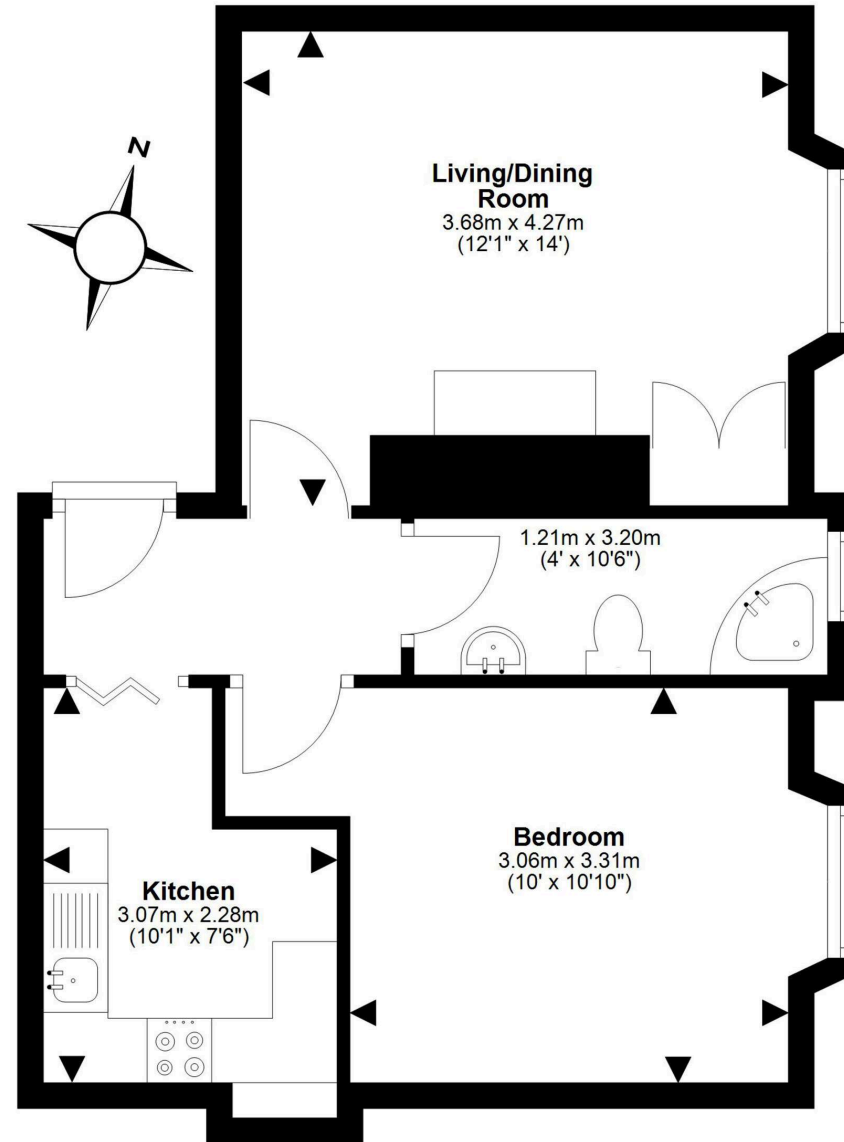
There are no factoring charges associated with this property. Common repair costs are shared equally between owners when maintenance is required.

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



Piersfield is a small, 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 includes a Sainsbury's store. The refurbished Meadowbank Sports Centre is close at hand and boasts a gym, caf , outdoor football pitch, athletics track and a choice of fitness studios. 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, plus the Omni Centre. 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.





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.

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