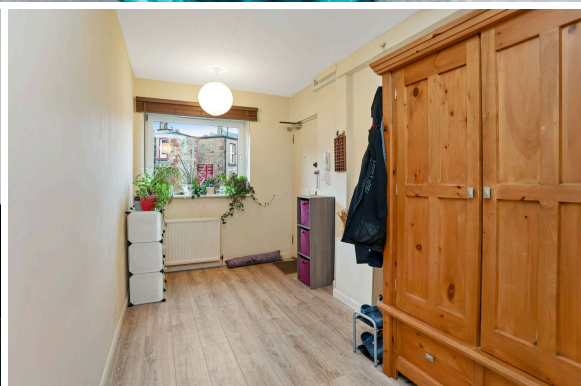




18/3 Piershill Terrace  
PIERSHILL | EDINBURGH | EH8 7EU

  
**warners**  
solicitors & estate agents





## 18/3 Piershill Terrace

PIERSHILL | EDINBURGH | EH8 7EU

Warners are delighted to bring to the market this bright and generously proportioned first floor flat, forming part of a modern block within a popular and well-established residential area.

The accommodation is well laid out and comprises a welcoming and spacious central hallway with excellent storage, a well-proportioned lounge offering ample space for both relaxing and entertaining, and a fitted kitchen/dining room with room for a table and everyday dining. There are two comfortable double bedrooms, both benefiting from good natural light, and a bathroom fitted with a white suite and shower.

Further benefits include gas central heating, double glazing throughout, unrestricted on-street parking, and access to a well-maintained communal rear garden, ideal for outdoor enjoyment.

This appealing flat would suit a range of buyers including first-time purchasers, professionals, or buy-to-let investors, and early viewing is highly recommended.

- Bright, well-proportioned first floor flat
- Spacious lounge and kitchen/dining room
- Two generous double bedrooms
- Gas central heating and double glazing
- Unrestricted on-street parking
- Communal rear garden

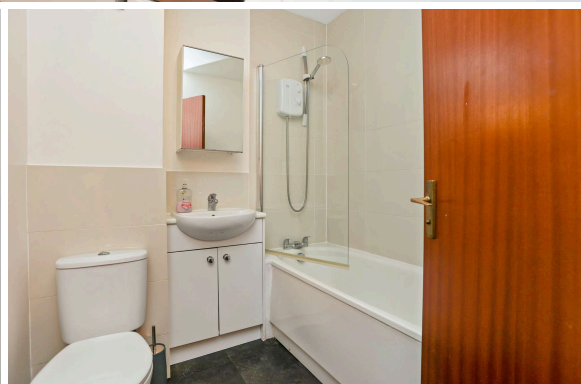
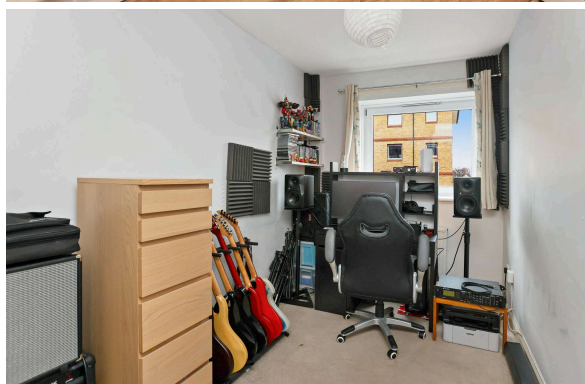
Energy Rating C. Council Tax band C.

Included in the sale will be the washing machine, integrated oven, blinds and curtains.

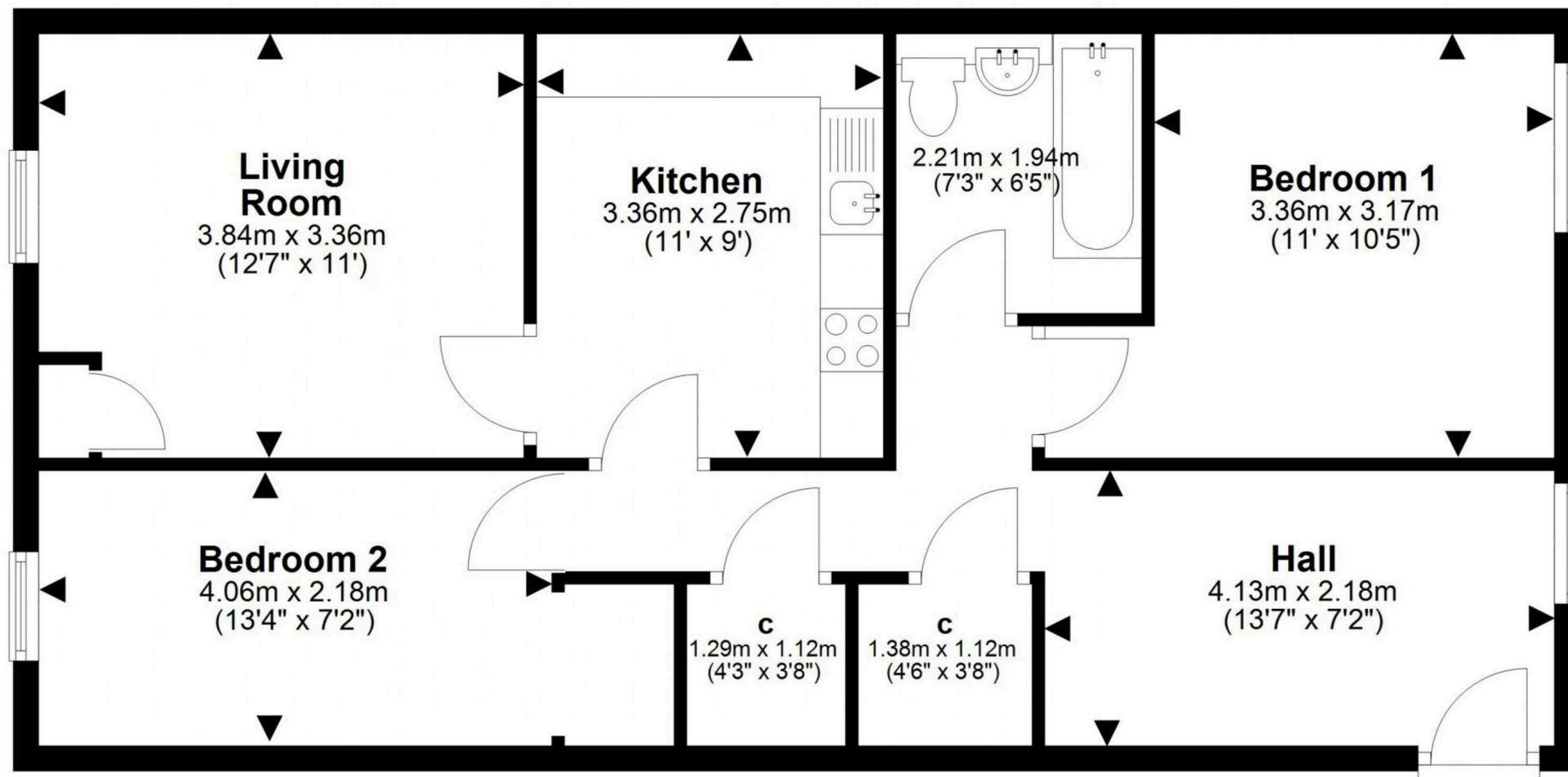
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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, cafe, 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.