



14/6 Piershill Terrace  
PIERSHILL | EDINBURGH | EH8 7EU

  
**warners**  
solicitors & estate agents



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Warners are delighted to present this exceptionally spacious two-bedroom plus box-room top-floor flat, offering beautifully presented accommodation rich in period charm and enhanced by the rare advantage of a private rear garden. Set within the highly sought-after area of Willowbrae, the property enjoys a convenient location with direct bus links to the city centre and easy access to the stunning green spaces of Holyrood Park and Arthur's Seat, perfect for those who enjoy both city living and the outdoors.

The accommodation opens with a generous hallway, complete with a useful storage cupboard and ample space to create an inviting dining area. The impressive lounge/dining room is flooded with natural light from a charming bay window and features an elegant fireplace, creating a warm and welcoming focal point.

The well-appointed galley kitchen offers an excellent range of units and appliances. The principal bedroom enjoys a peaceful outlook over the garden and benefits from an adjoining box-room, perfect as a home office or dressing area. A second well-proportioned double bedroom is positioned to the front and includes built-in wardrobes.

A stylish, fully tiled family bathroom completes the interior, fitted with a bath and shower, pedestal sink, and WC. Further benefits include excellent storage throughout, as well as double glazing and gas central heating for year-round comfort. The private, fenced rear garden is a true highlight, featuring a lawn, flower borders, and a garden shed, an increasingly rare find for a property of this type. Free on-street parking is also available. This is a superb opportunity to acquire a charming and spacious home in a prime location, combining period elegance with modern convenience.

- 2 bedrooms + box-room.
- Bright bay-window lounge.
- Private rear garden.
- Period features throughout.
- Excellent storage.
- Prime Willowbrae location.

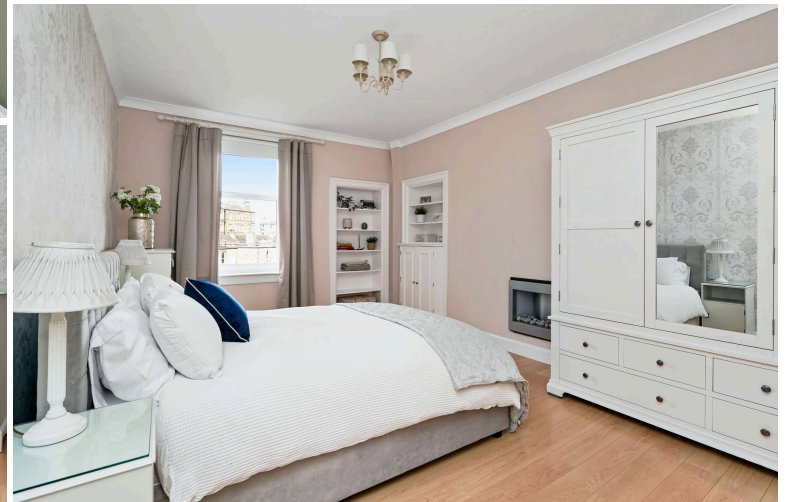
Council Tax D. Energy Rating C.

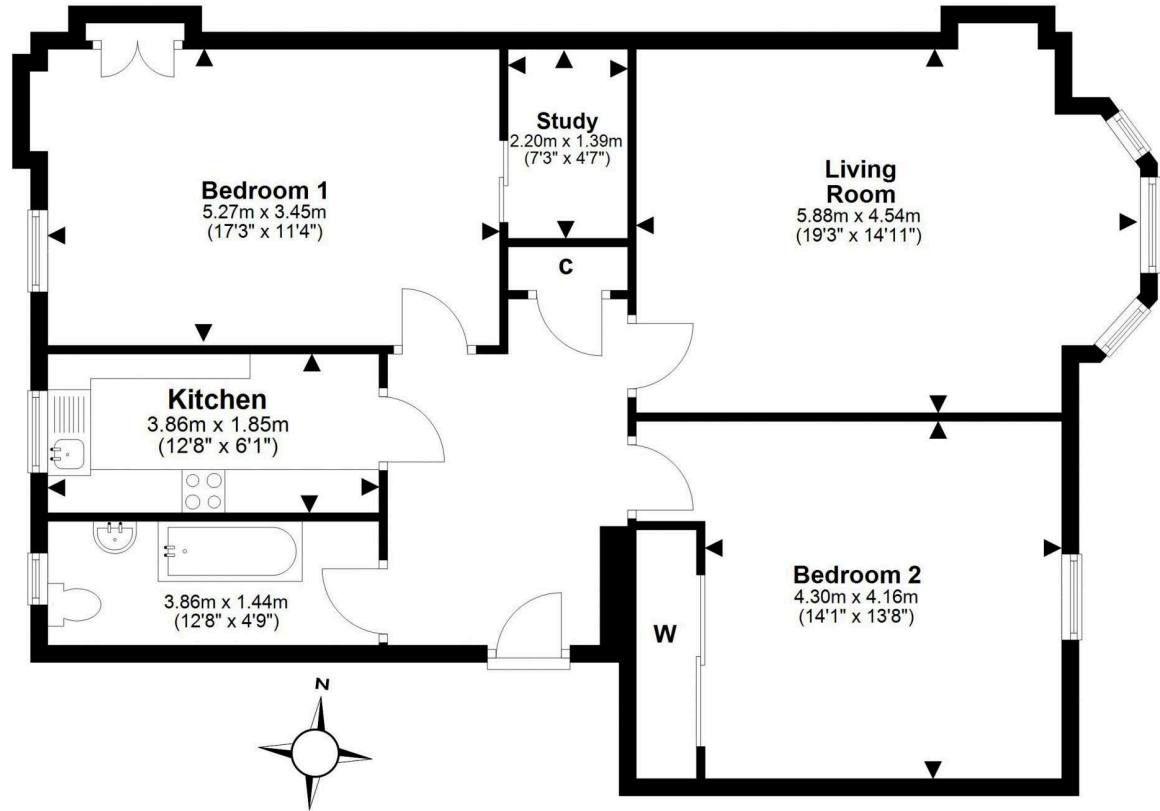
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, dishwasher, washing machine, blinds, curtains in living room will be included in the sale. The light fitting in the living room will not be included in the sale but will be replaced with a standard fitting. Lamp shades in the hallway and bedroom 2 will not be included in the sale.

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 Holyrood Park. Schooling is well represented from nursery to senior level, whilst Edinburgh University can be accessed through the 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.