



# Piershill

11/5 Piershill Square West  
EH8 7BD



## Top Floor Flat

OFFERS OVER £170,000

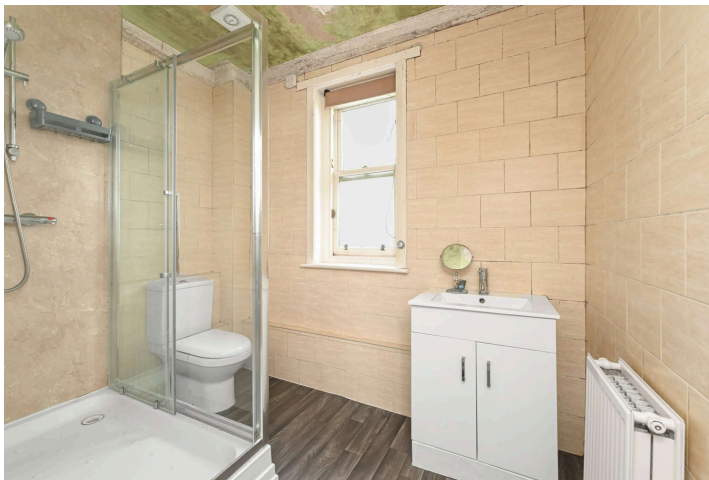
- Entrance vestibule
- Hallway with storage
- Living room
- Kitchen
- 3 double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Excellent storage
- Unrestricted on street parking
- Shared rear drying area
- Requiring upgrading



Viewing - by appointment call  
Beveridge & Kellas on 0131 554 6321



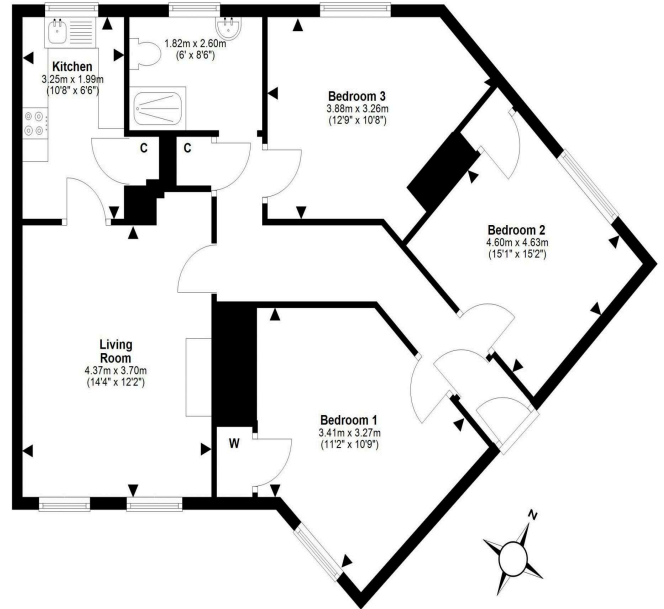






Now requiring upgrading, this three bedroomed top floor flat is well located to give easy access to shopping facilities with a Morrison's and Meadowbank Retail Park both close-by. There is a good public transport service to the City Centre and surrounding areas. Local recreational facilities are also available and include golfing, Queens Park and Portobello beach and promenade.

The flat opens to an entrance vestibule, which leads to the hallway with a built-in cupboard and an entry phone handset. The living room is front facing and has twin windows allowing in plentiful natural light, a gas-powered fireplace, built in cupboard and the kitchen off. The kitchen is situated to the rear of the flat and features base and wall units, integrated oven with gas hob, sink unit and pantry cupboard. A double bedroom is to the front and has a built-in wardrobe. To the rear are two further bedrooms, both of which have built in cupboards. Completing the accommodation is a family shower room to the rear with tiled walls and comprising of a mains powered shower unit, WC and a wash hand basin within vanity unit.



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.

Additional benefits include gas central heating, double glazing, unrestricted on street parking, and a shared rear drying area.

## EXTRAS

To be sold as seen (no warranties will be given).

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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