



6/4 Piershill Terrace
EDINBURGH, EH8 7ES

A

"6/4 Piershill Terrace is a two bedroom first floor flat forming part of a traditional tenement building situated in the highly regarded district of Piershill"

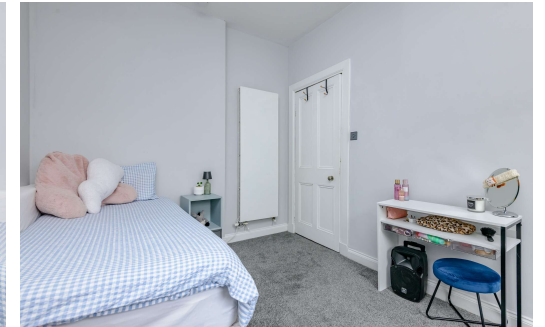
- WELL MAINTAINED STAIR
- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Piershill is a popular residential area located to the east of the city centre within easy reach of Holyrood Park, Arthurs Seat and Portobello beach. A Morrisons Superstore is nearby and there is a Sainsbury's Supermarket less than a mile away at Meadowbank Shopping Park. Local shopping, pubs and restaurants are also all in easy reach. Leisure and recreational facilities are provided at Meadowbank Sports Centre and The Royal Commonwealth Pool. Portobello Promenade is just over a mile away, giving access to the beach, Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. A day at the beach or Holyrood Park is a great way to relax and enjoy the city. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Edinburgh University. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.



DESCRIPTION

6/4 Piershill Terrace is a charming two bedroom first floor flat forming part of a traditional tenement building situated in the highly regarded district of Piershill.

The property is entered through a well maintained stairwell via a secure door entry system and comprises: welcoming entrance hall with two cupboards off; bright and spacious living room with shelved recess and under window seating; well-equipped internal kitchen with base and wall mounted units, integrated gas hob and electric oven; two generous sized double bedrooms and contemporary bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; tastefully decorated throughout; communal rear garden laid to lawn; on street parking; excellent local amenities and great transport links.

The energy efficiency rating for this property is band C

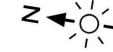
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

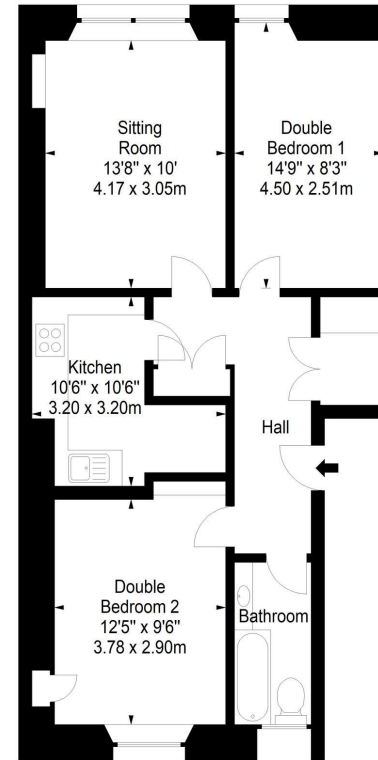
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Piershill Terrace,
Edinburgh,
Midlothian, EH8 7ES



Approx. Gross Internal Area
651 Sq Ft - 60.48 Sq M
For identification only. Not to scale.
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