










Offers Over
£155,000

9/2 Piersfield Grove

Piersfield | Edinburgh | EH8 7BL

Impressive, beautifully presented ground floor traditional flat with private front garden, quietly positioned within a pleasant cul-de-sac setting, in the popular district of Piersfield, lying close to the city centre with excellent amenities and commuting links just a short walk away.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private garden
-  On-street parking
-  EPC Rating – E
-  Council Tax Band - B



Description

Offered to the market in true move-in condition, this delightful property shall undoubtedly appeal to the first-time buyer, rental investor or professionals alike seeking a stylish home in an excellent central location and merits internal viewing to be fully appreciated. Enjoying a light and contemporary interior throughout, flat 2 comprises; entrance hallway, attractive and well proportioned front-facing lounge open plan kitchen, featuring a wood burner, with the kitchen itself fitted with a useful breakfast bar with ample wall and base units with built-in hob/oven/hood with free standing appliances in the sale. In addition, there is a large utility cupboard housing the washing machine. There is a lovely and spacious double bedroom with adequate space for wardrobes and additional furniture and the contemporary shower room comprises of a white three piece suite with electric shower. Further benefits include an upgraded eco-friendly electric heating system with smart meter and double glazed window units.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine.

Gardens and parking

There is a private garden located to the front of the property with a communal garden/drying green located to the rear of the tenement. For the car owner, unrestricted parking is available to the front and surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.



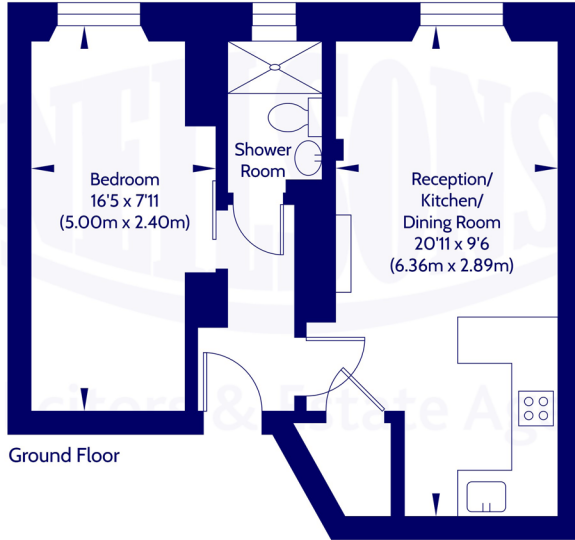


Location

The popular district of Piersfield is situated approximately two miles to the east of Edinburgh city centre and has a good range of local day to day amenities including a large Morrisons supermarket and a library. Further facilities are available at Meadowbank Retail Park which includes a Sainsbury's supermarket. The east end of Edinburgh, The St James Quarter, Playhouse Theatre and the Omni Centre are all within easy reach by way of a regular public transport service. There are a good choice of Leisure facilities in the surrounding area including Meadowbank Stadium, Portobello Beach and swimming pool and the delightful open spaces of Holyrood Park and Arthur's Seat. Schooling is provided from nursery to senior level.



Approx. Gross Internal Floor Area 37.71 Sq M / 406 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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