










Offers Over

£270,000

7/7 Piershill Terrace

Piershill | Edinburgh | EH8 7ES

A fantastic opportunity has arisen to purchase this traditional top floor flat offering a double-aspect, excellent sized accommodation and lovely open views. The property is pleasantly situated within a quiet street, close to a host of excellent local amenities, the city centre and transport links. Internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On-Street Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with storage, fantastic sized bay-windowed lounge, stylish fitted bay-windowed kitchen/dining which offers a pleasant outlook to the side, light and airy principal bedroom, second further well proportioned double bedroom and bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the white goods.

Gardens & Parking

There is a well maintained communal garden to the rear and on-street parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





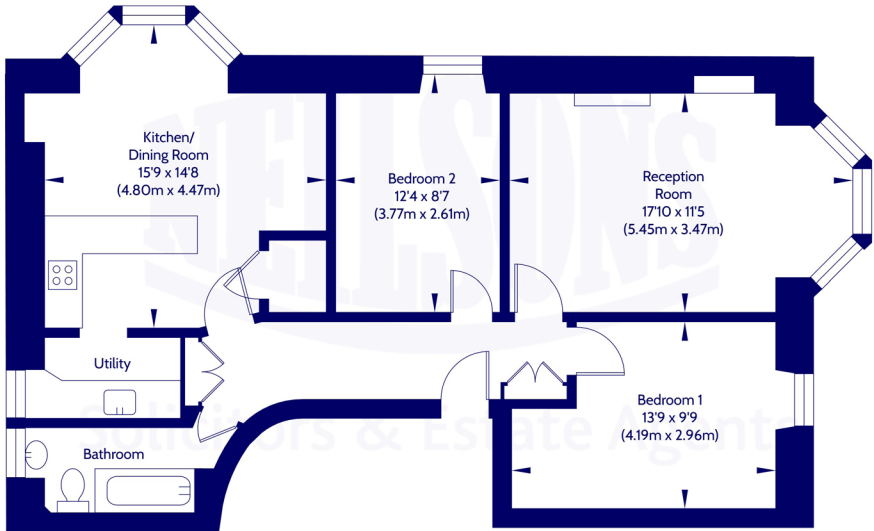
Location

The property is situated within the sought after Piershill district of the city lying approximately one mile east of the City Centre. The property is conveniently positioned to take advantage of many local day-to-day shopping requirements at the nearby Meadowbank Retail Park, which houses a Sainsbury's supermarket. For leisure and recreational pursuits in the area, Meadowbank Sport Centre is on hand together with the lovely open space of Holyrood Park and Arthur's Seat, only a short distance away. The property is well placed for the commuter with regular bus services leading to the city centre and surrounding areas. The city bypass is also easily accessible and provides links to Central Scotland's main motorway network system.





Approx. Gross Internal Floor Area 76 Sq M / 813 Sq Ft.



3rd 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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