

Jardine Phillips
Solicitors • Estate Agents

PIERSFIELD

189 PIERSFIELD TERRACE
EH8 7BW



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EPC RATING: E

OFFERS OVER £295,000

PROPERTY DESCRIPTION

- Access from street level, up a staircase to the wide open hallway
- Large, bright bay windowed living room with feature fireplace with fuel effect fire and Edinburgh press
- Spacious kitchen/dining room with good range of fitted units and space for dining
- Fully fitted utility room with door to rear porch & staircase to garden (needing replaced)
- Principal bedroom with wide range of fitted wardrobes
- Two further double bedrooms
- Shower room with tongue & groove and wet wall panelling, large walk-in electric shower, sink & wc
- Gas central heating from combi boiler located in the utility room
- Upvc double glazed windows
- Private front garden & good sized rear garden, accessed via staircase off utility room, with handy shed
- Free on street parking



VIEWING

Sun 2-4pm or by app
call 0131 446 6850



UPPER FLAT

Three Bed Upper Villa with Private Garden - Now Requiring Updating

This is a fantastic opportunity to acquire a spacious three bedroom, two public room upper villa in the popular area of Piershill, a short bus ride from the city centre. The flat now needs modernisation to turn it into a wonderful home for professionals or a young family. It has the added bonus of a private rear garden and free on street parking. Located minutes from shops and amenities, with easy access to the wide open spaces of Holyrood Park and Arthur's Seat.

LOCATION

Piershill is a highly regarded area located to the east of the city centre, close to Holyrood Park & Arthur's Seat, which offer a great choice of scenic walks and views across the city. There are a great range of shopping facilities available nearby, with Morrisons across the street and easy access to Meadowbank & Fort Kinnaird Retail Parks. For outdoors & sports enthusiasts, there is the exciting, upgraded Meadowbank Stadium, the Royal Commonwealth Pool and Portobello Baths, together with walks along Portobello Beach. There are also golf courses at Duddingston & Craigentiny. Schooling is well represented from nursery to senior level and the property is in the catchment for Craigentiny & St Ninian's RC Primary Schools and Leith Academy & Holy Rood RC High Schools. The city's universities are also all within easy reach. Numerous bus services run along the main roads to most parts of the city & surrounding areas and there is very easy access to the A1, the City Bypass and the motorway network beyond.

GARDEN

Private Front Path & Private Rear Garden

PARKING

Free on street parking

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, freestanding freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£300,000

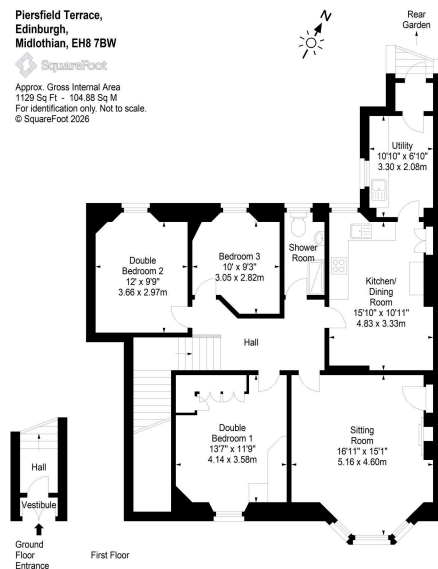


Living room	16'11 x 15'1 (5.16 x 4.60m)
Kitchen/diningroom	15'10 x 10'11 (4.83 x 3.33m)
Bedroom 1	13'7 x 11'9 (4.14 x 3.58m)
Bedroom 2	12' x 9'9 (3.66 x 2.97m)
Bedroom 3	10' x 9'3 (3.05 x 2.82m)

Piersfield Terrace,
Edinburgh,
Midlothian, EH8 7BW



Approx. Gross Internal Area
1129 Sq Ft - 104.88 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

