



11/4 Piershill Terrace
Piershill, EH8 7EY

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Large Dining Kitchen
- Double Bedroom
- Box Bedroom
- Shower Room
- Separate Utility Room
- Rare Private Balcony
- Gas Central Heating &
- Double Glazing
- Shared Rear Garden
- EPC Rating - C



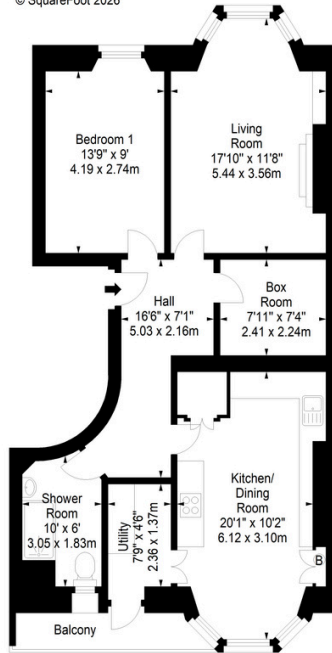
Forming part of a traditional tenement, this bright and generously proportioned first floor flat is an ideal purchase for young professionals. The accommodation comprises; secure entry phone, welcoming entrance hallway, lovely bay windowed living room with feature fireplace, ornate cornice work, large bright modern kitchen / dining room with an uncommon rear bay window, charming double bedroom, practical box bedroom which also has the potential to be used as a study or nursery, separate utility room leading to a private balcony overlooking the greens of the bowling club. There is a shared rear garden and free on-street parking. Further benefits include wood floors, gas central heating and double glazing throughout. The flat is situated within the desirable area of Piershill. The property is walking distance of a Morrisons supermarket, Meadowbank Shopping Centre and Arthurs Seat. Public transport at the end of the road will take you to Princes Street within 25 minutes. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, fridge-freezer and tumble dryer. All appliances included in the sale are sold as seen with no warranty provided.



Piershill Terrace,
Edinburgh,
Midlothian, EH8 7EY



Approx. Gross Internal Area
817 Sq Ft - 75.90 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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