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Offers Over
£190,000

26/3 Piersfield Grove

Piersfield | Edinburgh | EH8 7BY

Presented in true turn-key condition, this beautifully modernised two-bedroom first floor flat is quietly positioned at the end of a peaceful cul-de-sac within a well-established residential area. Finished to an exceptional standard throughout, the property offers bright, contemporary accommodation, making it an ideal purchase for first-time buyers, professionals or couples. The property further benefits from a private section of garden, external storage and unrestricted on-street parking.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Private and Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation is entered via a welcoming hallway, complete with a useful storage cupboard and a separate utility cupboard featuring additional shelving, providing excellent practical storage for everyday living. The impressive dual-aspect reception room is flooded with natural light and offers a spacious and versatile living environment with ample room for both lounge and dining furniture. Stylish modern décor and attractive laminate flooring create a fresh, contemporary feel, making it an ideal space for relaxing or entertaining. The sleek contemporary kitchen has been thoughtfully designed and is fitted with an attractive range of high-gloss white wall and base units, complemented by contrasting dark worktops and under-cupboard ambient lighting. A full range of integrated appliances provides both convenience and a streamlined finish, resulting in a practical yet stylish space. There are two well-proportioned double bedrooms. The principal bedroom enjoys a front-facing aspect and benefits from modern laminate flooring and tasteful neutral décor. The second double bedroom overlooks the rear of the property with a desirable south-facing aspect, allowing for excellent levels of natural light throughout the day. Completing the accommodation is the beautifully finished bathroom, fully tiled in contemporary subway-style tiling and fitted with a crisp white three-piece suite. A generous P-shaped bath with a thermostatic shower over provides the perfect combination of style and practicality.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys unrestricted on-street parking together with a lockable external storage cupboard. A private south-facing section of garden, predominantly laid to lawn, offers an excellent outdoor space for relaxing or entertaining, while residents also have access to a communal drying green.

Viewing

By appointment through Neilsons (0131 625 2222).





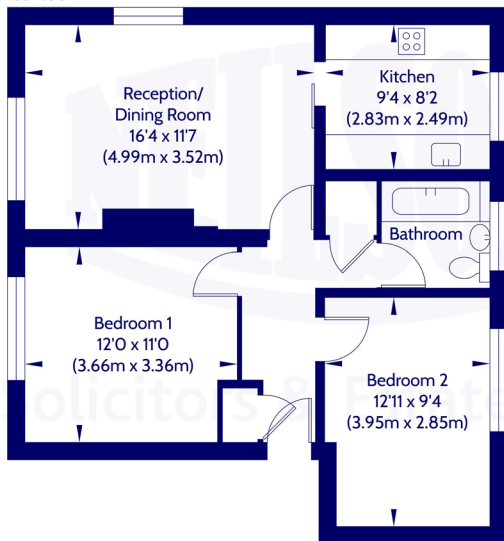
Location

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.



Approx. Gross Internal Floor Area 60 Sq M / 650 Sq Ft.

1st Floor



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

