










Offers Over  
**£170,000**

## 3/12 Piersfield Grove

Piersfield | Edinburgh | EH8 7BT

Impressive, this one-bedroom top floor flat is conveniently positioned within the popular district of Piershill. Enjoying easy access to both the city centre and nearby Portobello, along with excellent local amenities, the property is ideally suited to first-time buyers, professionals, and buy-to-let investors.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared rear garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



## Description

The accommodation opens with a welcoming entrance hallway, featuring a large cupboard housing the boiler and providing useful storage. The lounge/kitchen/diner is a bright and airy space, enjoying a quiet rear aspect. Character features include a traditional Edinburgh press cupboard and a decorative fireplace, while a charming window seat with in-built storage adds further appeal. The kitchen area is fitted with a range of integrated and freestanding white goods, complemented by partial tiling in splash areas. The bedroom is a particularly spacious double, benefitting from a lovely dual aspect outlook which allows for an abundance of natural light. It also features a decorative fireplace and offers ample space for a variety of furniture arrangements. The bathroom is well-appointed, fitted with a rainfall shower over bath and finished with partial tiling in splash areas.

Further benefits include gas central heating, double glazing, and a secure door entry system.



## Gardens & Parking

Externally, the property benefits from a well-tended shared residents' garden to the rear, along with unrestricted on-street parking available for both residents and visitors.

## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

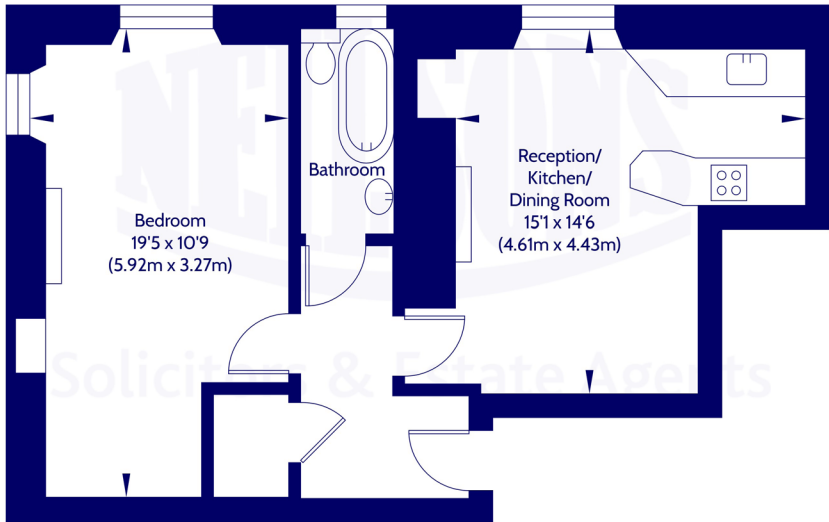
The popular district of Piersfield is situated approximately two miles to the east of Edinburgh city centre and has a good range of local day to day amenities including a large Morrisons supermarket and a library. Further facilities are available at Meadowbank Retail Park which includes a Sainsbury's 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. Schooling is provided from nursery to senior level.





Approx. Gross Internal Floor Area 47 Sq M / 507 Sq Ft.

## 2nd Floor



All measurements are approximate. Not to scale. For identification only.  
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- [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.
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