



13/3 Piersfield Grove Edinburgh, EH8 7BU

Offers Over £170,000

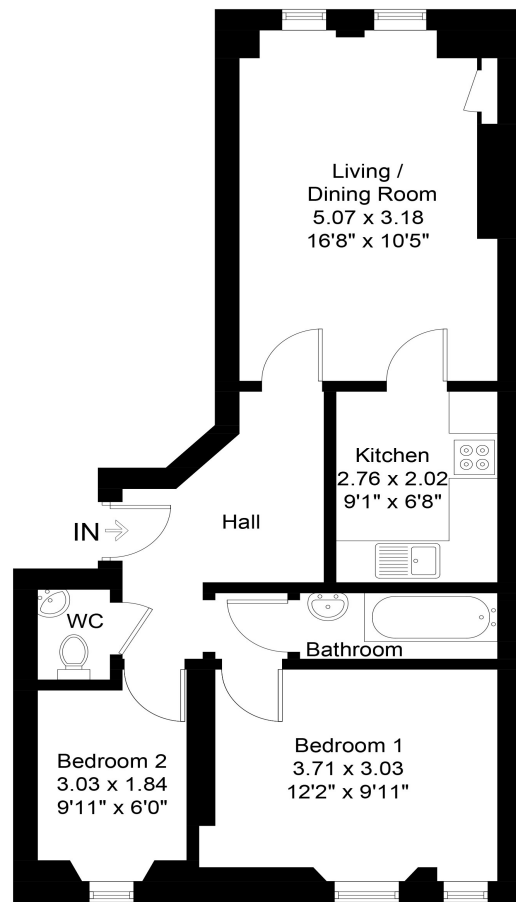
To book a viewing, please call 07359 584 018

An Attractive Ground Floor, Dual-Aspect Flat
Situated Within A Pleasant Cul-De-Sac, Well
Placed For Accessing Shopping, Services And
Transport Links

- Living – Dining Room
- Kitchen
- Two Bedrooms
- Bathroom with Shower
- Separate WC
- Hallway
- Gas Central Heating
- Neutral Decor
- Mixed Double Glazing
- Unrestricted On-Street Parking



13/3 Piersfield Grove



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point. Not to scale.

This attractive two-bedroom ground floor flat forms part of an appealing traditional tenement, built in red sandstone and nicely situated within a pleasant cul-de-sac that is very convenient for accessing local shopping, services and transport links. Enjoying dual aspects and providing well proportioned accommodation, the flat has had significant improvements carried out within the last few years, including new bathroom and toilet fittings and new gas boiler installed in 2022. The property is presented in predominantly light, neutral tones throughout and benefits from mixed double glazing.

The living-dining room offers direct access to the internal kitchen and has a front facing outlook over the modest private garden area. The fitted kitchen includes a gas stove, dish-washer and washing machine, with other contents available subject to agreement by discussion.

The generously sized double bedroom and bedroom 2, which offers scope for use as a child's bedroom/nursery, guest room or home office, both enjoy an outlook to the rear, shared garden.

There is a recently installed bathroom, featuring white sanitary ware with a mixer shower over the bath, the WC being conveniently separate off the hallway.

The property is entered via the welcoming hallway from the communal ground floor corridor.

Externally, the private front area is complemented by a shared, enclosed drying green to the rear. There is unrestricted on-street parking.

Extras: a range of the contents can be made available subject to separate discussion

Energy Rating: D Council Tax Band: B

PIERSFIELD

This popular neighbourhood lies only a short distance north-east of Edinburgh's city centre. The location offers a range of local shops on Portobello Road serving day-to-day needs, plus a Morrison's supermarket only a moment's walk away. Further substantial shopping facilities are available at nearby Meadowbank Retail Park with its Sainsbury's & Lidl supermarkets, several other well known retailers and a new gym. A short drive away is Fort Kinnaird, one of Edinburgh's premier shopping destinations. There are regular bus services to and from the city centre, and schooling is well represented in the area from nursery to senior level. Recreational facilities in the vicinity include the recently opened sports centre and gym at Meadowbank, the wide open spaces of Holyrood Park and the beach, promenade and swimming baths at Portobello.

Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.



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