





AREA

PIERSFIELD, EDINBURGH, EH8 7BT



Piersfield is an exclusively residential district situated to the east of the city in the lee of Arthur's Seat. It is situated probably no more than two miles away from the city centre. Using one of the many and frequent bus services that serve the district, the trip into the city centre generally takes no more than a matter of ten to fifteen minutes. For the energetic, many parts of the city

centre are within walking distance via Holyrood Park. Within easy reach is a very large branch of Morrisons which can probably satisfy every possible daily requirement.

Close to the property is the vast expanse of Holyrood Park and Arthur's Seat, the climbing of which is rewarded by panoramic views of the

entire region. At the foot of Arthur's seat lies Duddingston Loch. On the far side of the park, within easy reach, is the Royal Commonwealth Pool. The Royal High Primary School and Parson Green Primary School are nearby. A little further on is Duddingston Primary and St Johns Primary. The secondary school is in Portobello.

5/9

PIERSFIELD GROVE, EDINBURGH

McEwan Fraser Legal is delighted to present this traditional one-bedroom flat in the Piersfield area of Edinburgh. This stylish property has been well cared for by the current owner, the flat is ready to move in and also has scope for some cosmetic upgrade should you require. This second floor flat showcases quiet views over the communal grounds to the rear and is in an ideal location with transport links to the city centre readily available. Inside, the property comprises of:

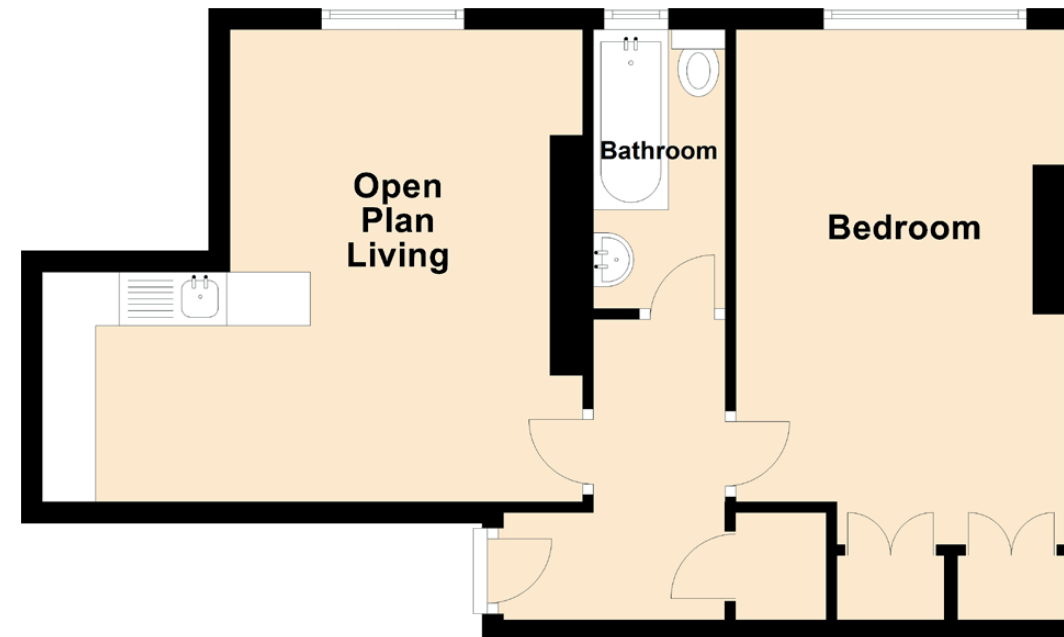
- Open modern fully equipped kitchen with free-standing appliances
- Comfortable living area with shelving, original flooring and space for dining
- Double bedroom with built-in wardrobe space and original flooring
- Three-piece bathroom suite with shower unit

In addition to this, the property benefits from a secure entry system, double glazed windows, gas central heating, a communal garden and on-street parking. This is a great opportunity to acquire this ready to go flat in a fantastic location.



OPEN-PLAN
LIVING





Extras (Included in the sale): Light fittings, fitted floor coverings white goods and appliances.

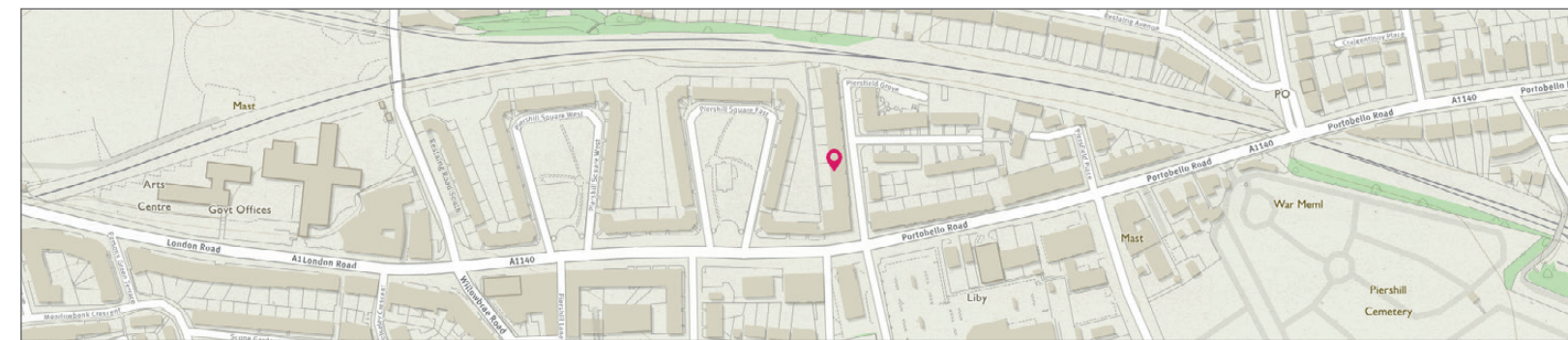


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