




McEwan Fraser Legal

Solicitors & Estate Agents

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149/6 Piersfield Terrace

EDINBURGH, EH8 7BS



The Location

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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. Throughout the district are a number of small shops as well as banking and Post Office services. Travelling away from the city centre via Milton Road, Asda, can often be reached in a matter

of five minutes.

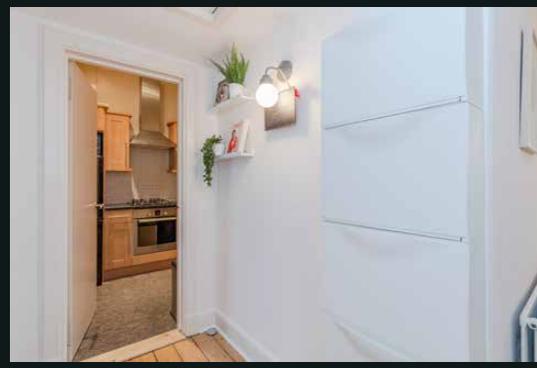
Throughout the district, there is a choice of health services including the services of a number of dentists.

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. Just around the corner lies Meadowbank Sports Centre. 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.





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McEwan Fraser is delighted to present this charming one-bedroom, second floor, tenement flat to the market. Presented in lovely internal order, neutrally decorated and retaining a host of original period features, this is a lovely flat that would make an ideal first time buy or sound buy to let investment.

Accommodation is focused toward a bright and engaging lounge which boasts exposed wooden flooring, fireplace, Edinburgh press, coving and plenty of floor space for a sofa and a table. There is a modern internal kitchen with gas hob, electric oven, cooker hood and a good range of base and wall-mounted units. There is ample prep and storage space alongside space for a free-standing dishwasher, fridge freezer and washing machine. The bedroom boasts high ceilings, neutral decor and space for a frame bed complimented by a range of free-standing storage. Finally, internal accommodation is completed by a well-proportioned bathroom with three piece suite and shower over bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing. There is also a communal garden to the rear of the building.

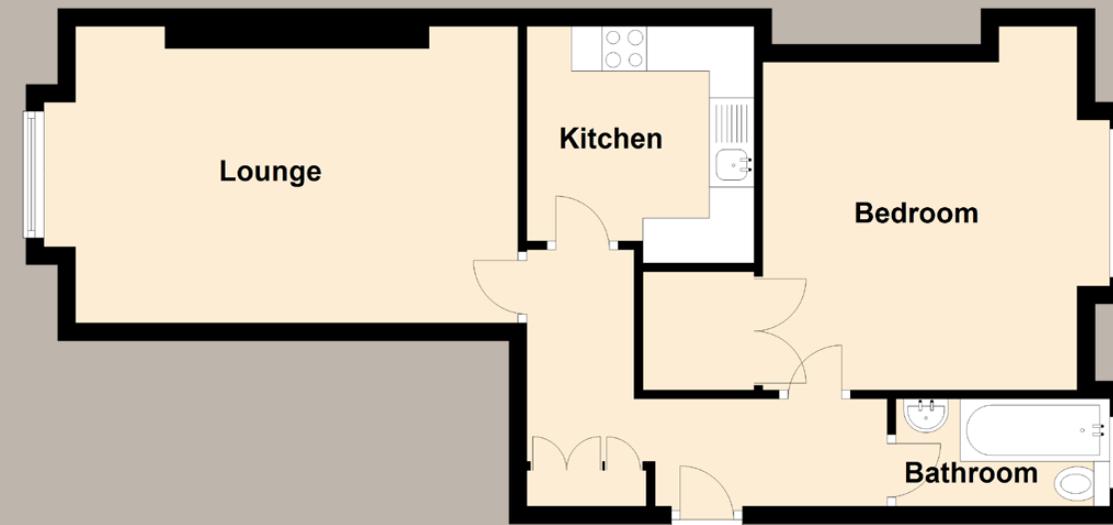
Internal viewing highly recommended.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

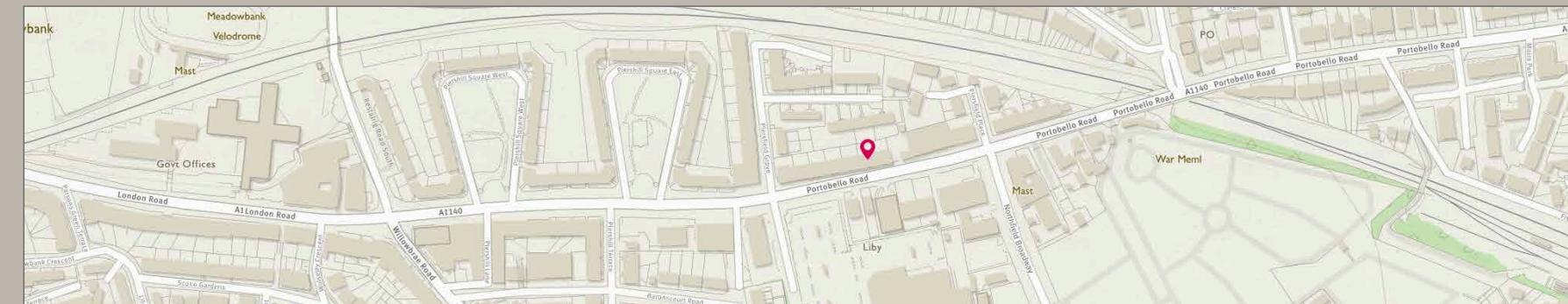


Approximate Dimensions
(Taken from the widest point)

Lounge	4.97m (16'4") x 3.32m (10'11")
Kitchen	2.55m (8'4") x 2.40m (7'10")
Bedroom	3.67m (12') x 3.53m (11'7")
Bathroom	2.40m (7'11") x 1.20m (3'11")

Gross internal floor area (m²): 50m²

EPC Rating: D






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**Part
 Exchange
 Available**

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