




McEwan Fraser Legal
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38/5 Piersfield Grove

PIERSFIELD, EDINBURGH, EH8 7BU



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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An excellent opportunity has arisen to acquire this rarely available two-bedroom top-floor flat, making for an ideal first-time buyer or buy-to-let opportunity while being well located within the popular Piersfield area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a meter cupboard and a cloak/linen cupboard, a bright and spacious lounge/diner and a fully fitted, partially tiled kitchen which was modernised approx. July 2020 and benefits from an integrated ceramic 4 hob/oven, extractor hood and under-unit lighting.

There are two double bedrooms, one of which is currently used as a

home office and both of which have double built-in mirrored wardrobes.

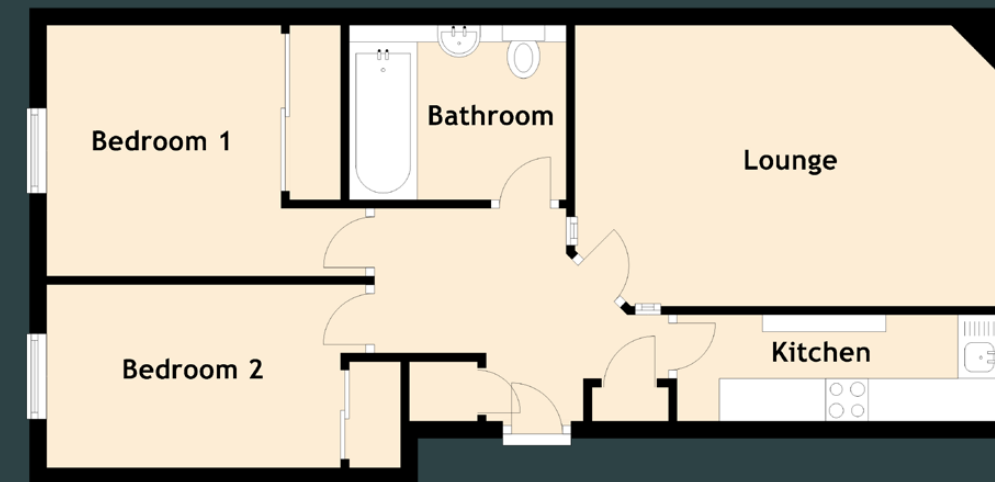
The three-piece, partially tiled bathroom was modernised approx. 2017 and includes an over-head shower and a chrome heated towel rail.

This property also benefits from secure door entry system, electric heating, full double glazing, a communal garden to the front of the property with bin stores to the rear, along with allocated parking which includes visitor spaces.





Specifications & Details FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.30m (10'10")
Kitchen	3.80m (12'6") x 1.25m (4'1")
Bedroom 1	3.75m (12'4") x 2.95m (9'8")
Bedroom 2	3.75m (12'4") x 2.15m (7'1")
Bathroom	2.55m (8'4") x 2.05m (6'9")

Gross internal floor area (m²): 57m² | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

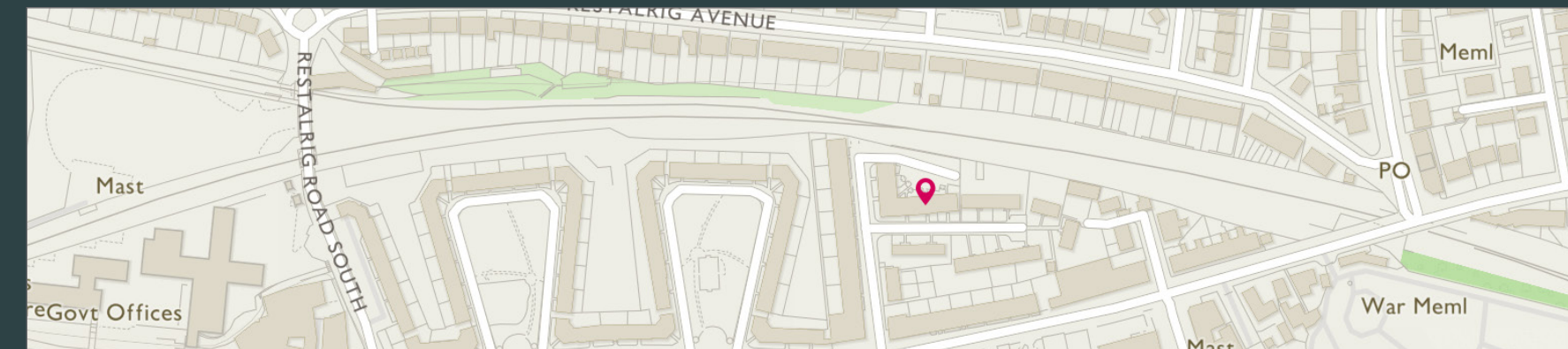


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