

15/7 Piershill Square West

EDINBURGH, EH8 7BA



*Spacious Two Bedroom Flat In Edinburgh's
Central Piershill Area*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this two-bedroom flat which is in great condition.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge which is flooded by natural light.
- Fully equipped kitchen with freestanding appliances. with more than ample storage space and food prep area.

THE KITCHEN





- Two well proportioned double bedrooms.
- Main family bathrooms which is in excellent condition and is modern.
- In addition to well proportioned rooms this property also benefits from great storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2

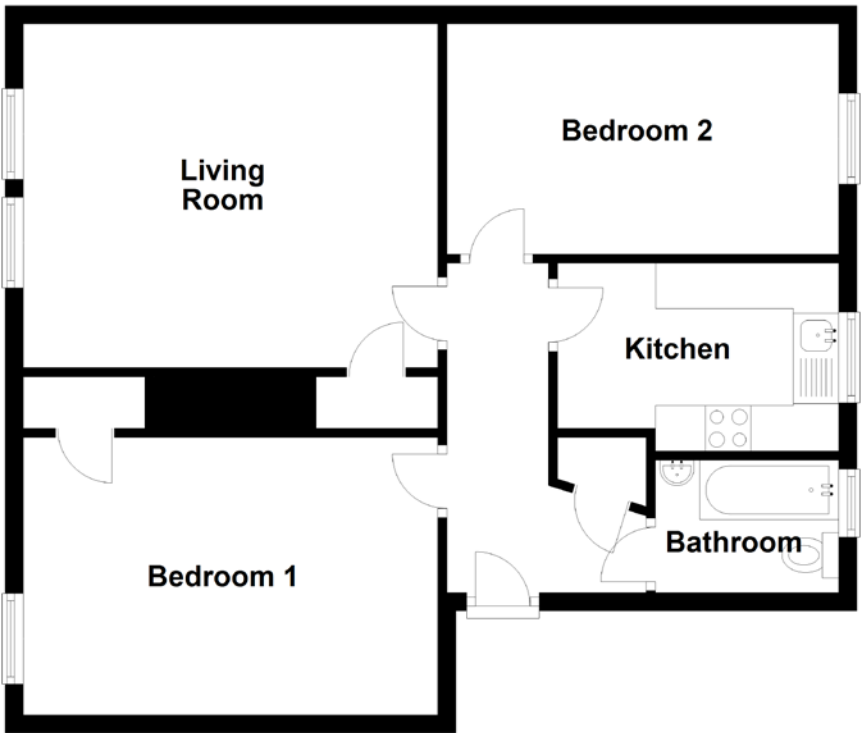


In addition, the property includes on-street parking, double glazed windows and central heating making for a warm home, year round.

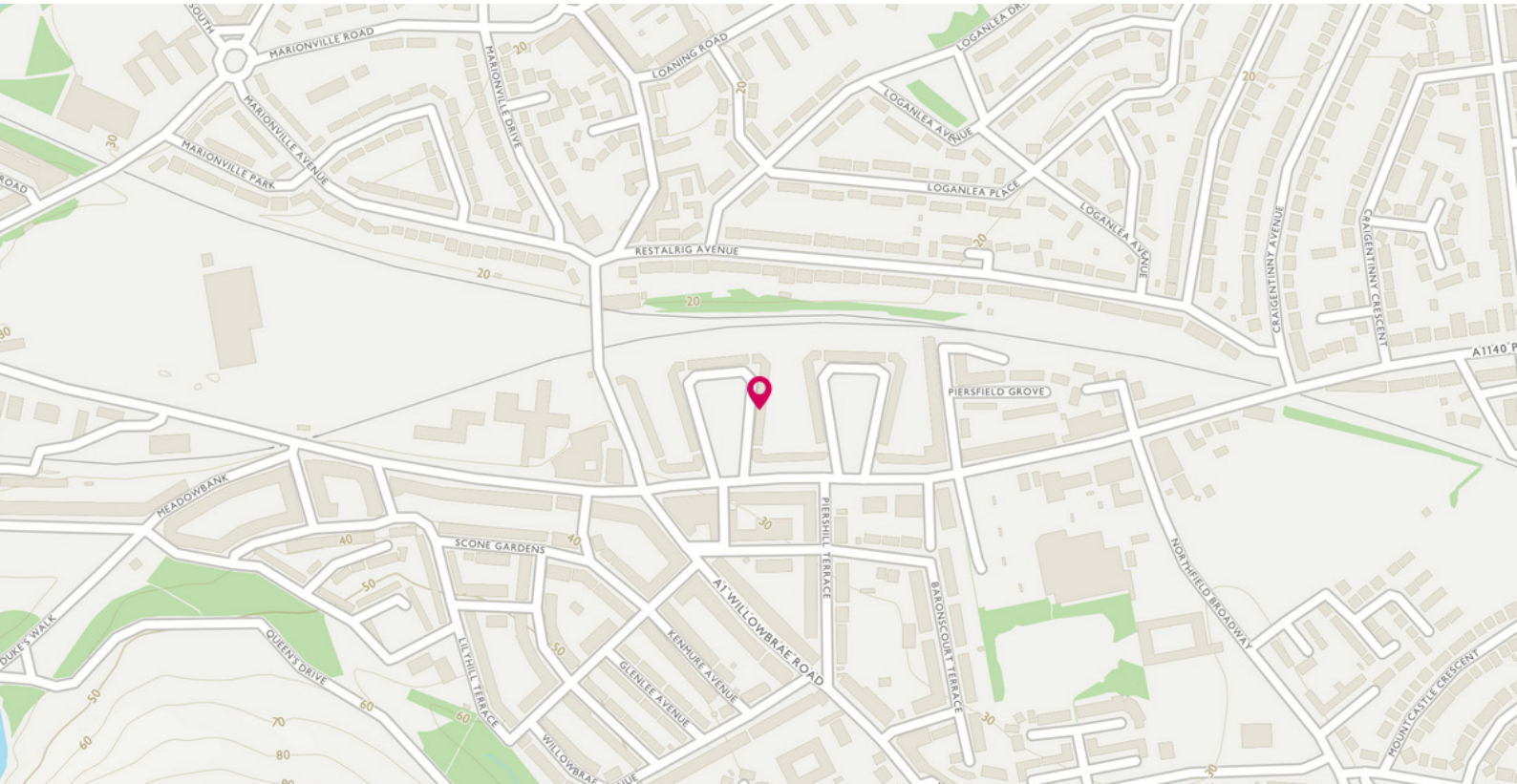
THE GROUNDS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 2	4.32m (14'2") x 2.54m (8'4")
		Bathroom	2.02m (6'8") x 1.46m (4'9")
Living Room	4.57m (15') x 3.79m (12'5")	Gross internal floor area (m ²): 63m ² EPC Rating: C	
Kitchen	3.10m (10'2") x 2.07m (6'9")		
Bedroom 1	4.55m (14'11") x 3.06m (10')		



THE LOCATION

Piershill is a popular and sought after location located to the east of the city centre.





Within the vicinity, there is an excellent range of local amenities including local shopping, transport, recreational facilities. Local shopping facilities can be found within walking distance and the nearby Morrisons supermarket will provide everything for all your monthly requirements but for those who feel their needs are greater, the city centre, which is only a short journey away, will provide a greater range of facilities.

There are many recreational facilities within the surrounding areas including many fine golf courses, Meadowbank Sports Centre and many delightful walks through the Queen's Park and Arthur's Seat.

There is a regular bus service minutes from the property which will take you heading west to the city centre or east via Portobello into the heart of East Lothian.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.