

3a Abercorn Gardens

PIERSHILL, EDINBURGH, EH8 7BL



*Unique One-Bedroom Flat with Exceptional
Outdoor Space in Abercorn Gardens, Piershill*



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Step into a realm of distinctive charm and unparalleled outdoor living with this remarkable one-bedroom flat nestled in Abercorn Gardens, Piershill. Once part of a grand residence, this flat retains all the allure of its former owners, boasting expansive private outdoor space rarely found in city centre flats.

THE LIVING ROOM



As you enter, the hallway welcomes you, leading down to the left where the spacious living room awaits. Bathed in natural light streaming through a bay window, this room exudes warmth and comfort, offering a serene retreat for relaxation or entertaining.

THE BATHROOM



Beyond a discreet bookcase entrance lies a delightful bathing room, adding a touch of elegance to your daily routines.





Across the hall, a separate shower room and W.C. provide convenience and functionality, ensuring utmost comfort for residents and guests alike.

THE SHOWER ROOM



Continuing down the hall, you'll discover the modern kitchen, thoughtfully designed with an electric hob, ample storage, and generous workspace, catering to culinary enthusiasts' needs.

THE KITCHEN



The pièce de résistance of this unique property is undoubtedly the very large bedroom, a haven of tranquility flooded with natural light pouring in through large windows. With ample space to accommodate a super king bed effortlessly, this bedroom offers luxurious comfort and a serene atmosphere.

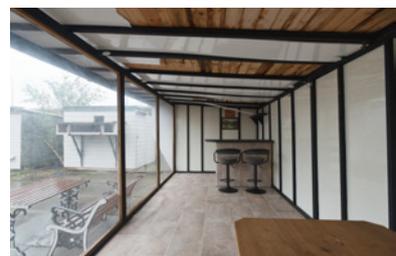
THE BEDROOM



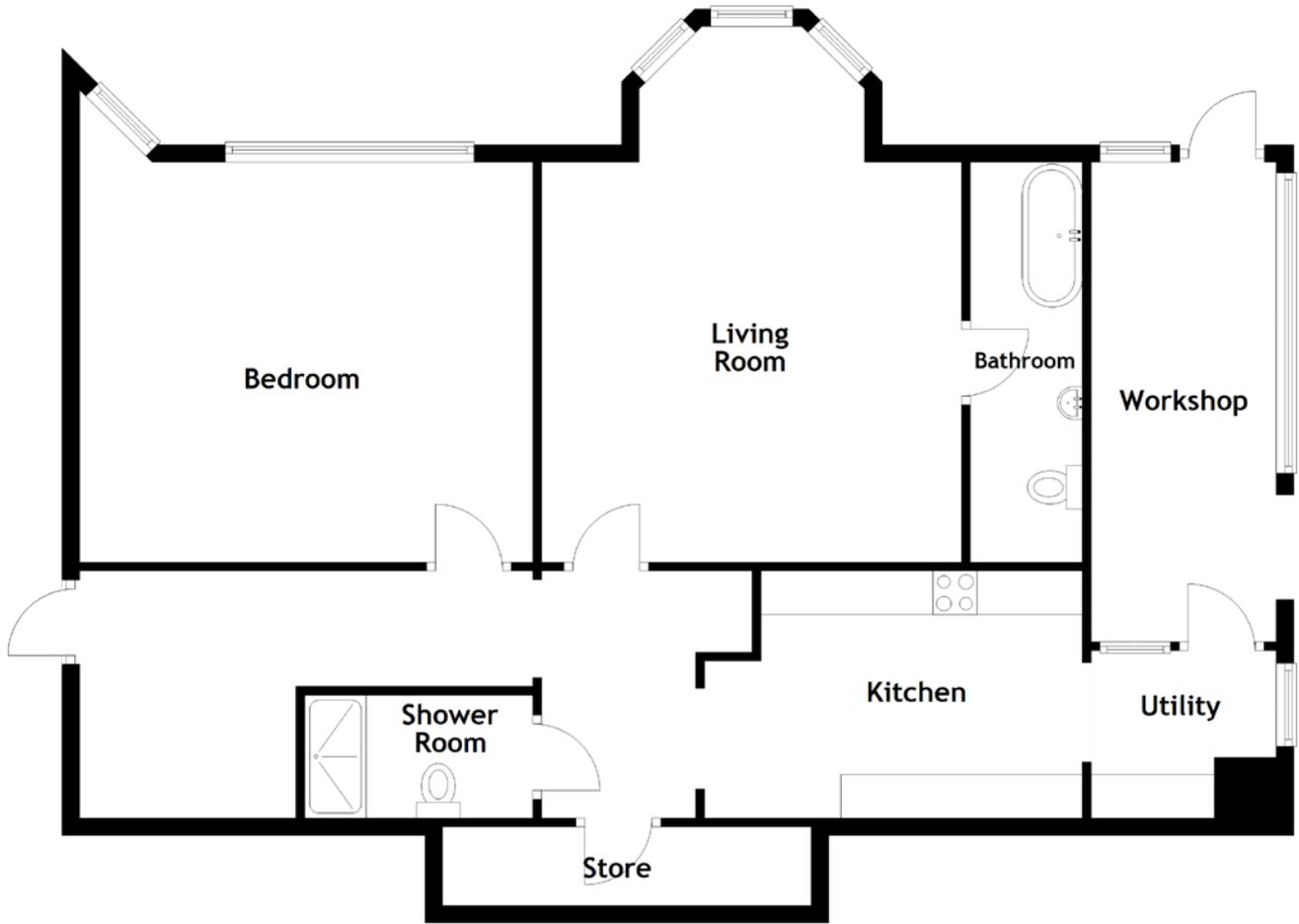
Outside, the property unveils a wealth of possibilities, with a driveway leading down to the garage, providing convenient parking and storage options. A greenhouse beckons to green-fingered enthusiasts, while an outhouse stands ready to host memorable gatherings with friends and family. Adding to the allure is an old pigeon coop, a charming nod to the property's storied past.

Situated in the heart of Piershill, this exceptional flat offers a unique opportunity to embrace a lifestyle of luxury, tranquillity, and outdoor living rarely found in city centre dwellings. Don't miss the chance to make this distinctive property your own. Contact us today to arrange a viewing and embark on a journey of unparalleled living experiences at Abercorn Gardens!

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room	6.13m (20'1") x 4.77m (15'8")
Bathroom	4.58m (15') x 1.27m (4'2")
Shower Room	2.59m (8'6") x 1.41m (4'7")
Kitchen	4.29m (14'1") x 2.83m (9'3")

Utility	2.10m (6'11") x 1.92m (6'3")
Bedroom	6.13m (20'1") x 5.15m (16'11")
Workshop	5.49m (18') x 2.10m (6'11")
Store	4.19m (13'9") x 0.90m (2'11")

Gross internal floor area (m²): 100m²
EPC Rating: E



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, and 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.



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