




McEwan Fraser Legal
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19/5 Portobello Road

PIERSHILL, EDINBURGH, EH8 7BG



AREA

PIERSHILL

EDINBURGH

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.



19/5

PORTOBELLO ROAD

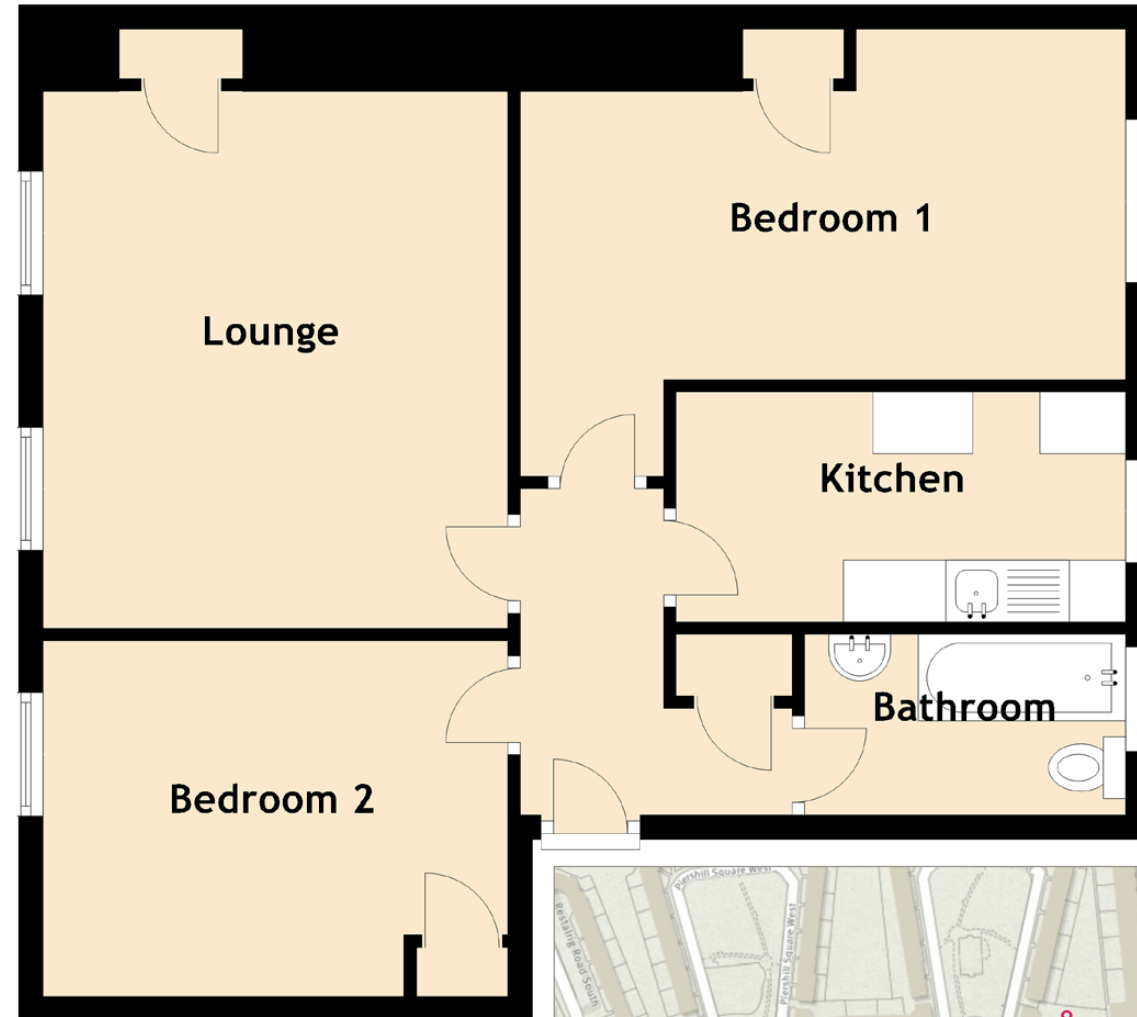
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An excellent opportunity has arisen to acquire this spacious two-bedroom, third floor flat, situated within the Piershill area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good order however would benefit from modernisation. The flat is briefly comprising; entrance hallway, including storage cupboard, a spacious lounge, good sized kitchen, two double bedrooms, both of which have a built-in wardrobe and a three-piece, partially tiled bathroom, benefiting from an over-head shower, however, would benefit from modernisation

This property also benefits from; gas central heating, fully double glazed UPVC windows, secure door entry system, more than adequate on-street parking to accommodate for residents and visitors in the local area, as well as a communal garden area to the rear of the property, accessed via the stairway.





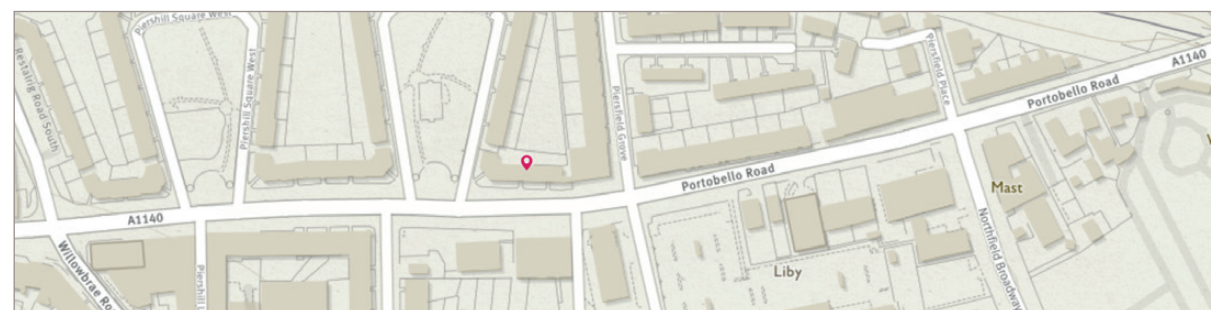
DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.34m (14'3") x 3.76m (12'4")
Kitchen	3.64m (11'11") x 1.86m (6'1")
Bedroom 1	4.90m (16'1") x 3.11m (10'2")
Bedroom 2	3.76m (12'4") x 2.88m (9'5")
Bathroom	2.60m (8'6") x 1.46m (4'9")

Gross internal floor area (m²): 61m²
EPC Rating: C






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