

13/3 Piershill Terrace

WILLOWBRAE, EDINBURGH, EH8 7EY



Beautifully presented two-bedroom flat in the highly sought-after location of Willowbrae



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McEwan Fraser Legal is delighted to present this two-bedroom flat in the highly sought-after location of Willowbrae. The property is presented in walk-in condition and creates the ideal home for those looking to be in on the doorstep of a bustling City Centre, whilst keeping the benefits of a quiet residential street. There is also a secure entryphone system and beautiful views out the back over the local bowling green.

This traditional stone-built tenement was built circa 1909 and this is apparent as you walk up the ornately tiled stairwell which has been very well looked after over the years.

THE ENTRANCE & STAIRWELL



Walking in through the front door of the flat, you enter into the bright spacious hallway, with ample room for a free-standing unit and built-in storage space directly in front of the door. The capacious living room has a large bay window, high ceilings with cornicing, a gorgeous fireplace and built-in shelving making this room one of the stars of the show.

THE LIVING ROOM



THE KITCHEN/DINER



The high-quality kitchen/diner has ample storage and plenty of worktop space for the keen chef to cook up a storm. The room benefits from floods of light coming through the large bay windows. Off this room, you will find the utility room and access to the private balcony overlooking the bowling green.





THE BALCONY





The master bedroom benefits from a mounted shelving unit, ample floor space for the double bed and another free-standing wardrobe. The second bedroom could be used as space for a home office in the changing landscape of working. The property also benefits from a three-piece bathroom suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2

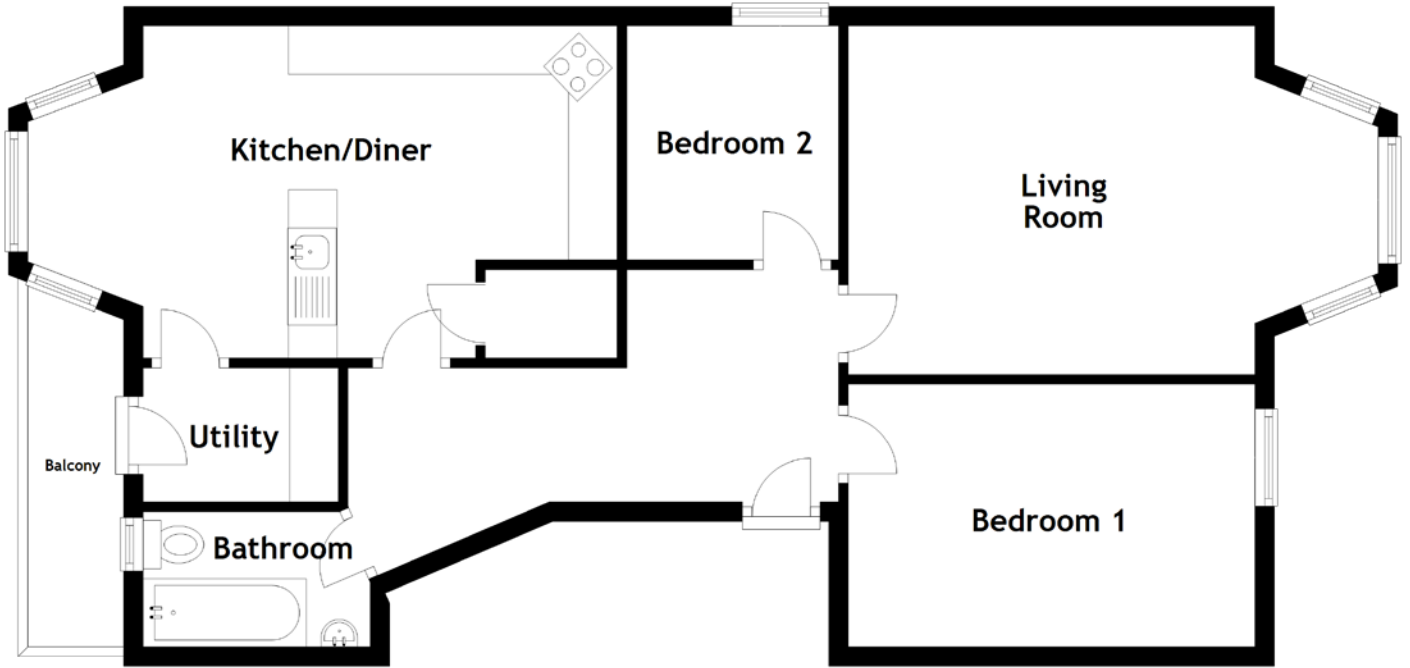


In addition to this, the property includes access to the garden and on-street parking. This is a rare opportunity to acquire a central flat in a fantastic location. Early viewing is essential as this property will not be on the market for long!

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room 5.46m (17'11") x 3.59m (11'9")
 Kitchen/Diner 6.07m (19'11") x 3.42m (11'3")
 Utility 1.99m (6'6") x 1.38m (4'6")

Bedroom 1 4.19m (13'9") x 2.75m (9')
 Bedroom 2 2.41m (7'11") x 2.18m (7'2")
 Bathroom 2.34m (7'8") x 1.39m (4'7")

Gross internal floor area (m²): 78m²
 EPC Rating: C



THE LOCATION

Willowbrae is an increasingly popular area with good local shops, including a Chemist, Takeaways , Post Office and a large Morrison's supermarket within walking distance.





Slightly further along is a Library, Pubs and an independent French bakery, off Portobello Road. Meadow Bank Shopping Park, off London Road also has a selection of stores including a Sainsburys Supermarket. Amenities in the area include the recently renovated Meadowbank Sports Centre, children's play parks, walks around Meadowfield Park, Figgate Park and Holyrood Park, Salisbury Crags, Arthur's Seat and St Margaret's Loch, and a golf course. The flat is in the catchment area for The Royal High Primary, St John's RC Primary, Portobello High and Holy Rood RC High Schools. The area is well served by public transport to the City Centre and other parts of Edinburgh.



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