



# Piersfield

9/5 Piersfield Grove, EH8 7BU

# Piersfield

9/5 Piersfield Grove

Well-proportioned and quietly situated one bedroom first floor flat in the popular residential area of Piersfield within the east of the City. The property benefits from box room, gas central heating with Honeywell control system, double glazing, ample storage and shared garden to the rear.

- entrance hall
- living room/dining room/kitchen
- double bedroom
- box room
- bathroom
- shared garden
- on-street parking
- gas central heating
- double glazing
- EPC rating C

## what's included...

All fitted carpets and floor coverings, light fittings, curtains, hob, oven, fridge freezer and automatic washing machine. Some other items may be available by separate negotiation.

for price and viewing  
call now on 0131 200 1234





### what's near you...

Piersfield is an established residential area approximately three miles east of the City Centre offering good local amenities and shops within walking distance. A large Morrisons supermarket is located close by on Piersfield Terrace and the Meadowbank Retail Park, which offers a Sainsbury's supermarket and a variety of other retail outlets, is situated within a short bus or car journey. A good choice of restaurants, pubs and leisure facilities available in the vicinity, include the new Meadowbank Sports Centre (due to be completed Autumn 2020), Portobello Swim Centre, Craigenfinny and Duddingston golf courses and the lovely open spaces of Holyrood Park and Arthur's Seat. Portobello beach with its pleasant walks along the promenade is also only a short distance away. Excellent schools within the private and public sector are easily accessible. Frequent bus services to the City Centre and other areas are available on Portobello Road. Willowbrae Road provides a fast connecting route to the City Bypass, A1 and further motorway network, together with Edinburgh Airport and the Forth Bridges.





b+m

balfour+manson  
56-66 Frederick Street  
Edinburgh, EH2 1LS



tel 0131 200 1234

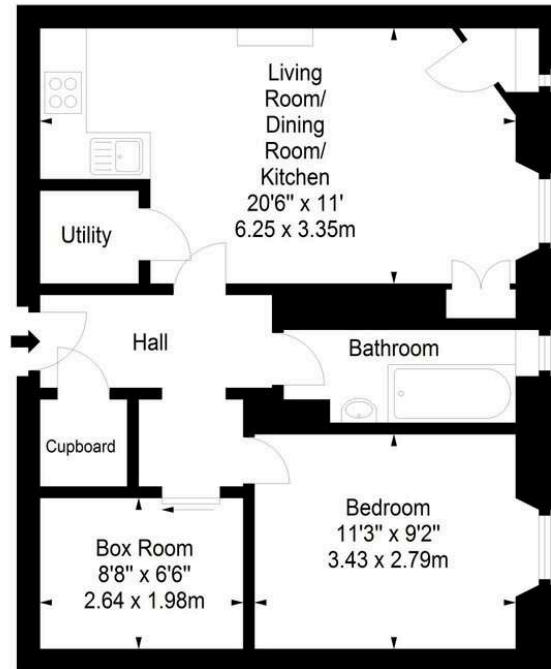
fax 0131 608 1004

propertyteam@balfour-manson.co.uk

## Piersfield Grove, EH8 7BU



Approx. Gross Internal Area  
559 Sq Ft - 51.93 Sq M  
For identification only. Not to scale.  
© SquareFoot 2020



First Floor



No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with B+M as soon as possible post viewing and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.