



Piersfield, Edinburgh

2 PIERSFIELD GROVE, EDINBURGH EH8 7BY

Excellent opportunity to purchase an attractive traditional main door upper villa, now requiring some modernisation, benefiting from a large attic, a private garden and situated close to excellent amenities, within easy reach of the city centre.

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Description

An excellent opportunity has arisen to acquire this attractive main door upper villa, with a generous private garden and a large attic, which would now benefit from some upgrading. The property is entered from the side into a vestibule and hall with stairs to the upper hall. There is a lovely large bay windowed lounge with a feature fire surround with electric fire and this room has plain cornice work. The kitchen is well proportioned size with ample space for dining and there are a good range of base and wall units and a window to the rear. The property has two double bedrooms and a bathroom with a three-piece white suite with partial wall tiling and a shower over the bath with folding shower screen. Double glazing and electric heating have been installed with a storage heater in the upper hall and panel heaters in the lounge and bedrooms. Early viewing is highly recommended to appreciate the potential of the accommodation on offer.

Location

The property is close to an abundance of excellent amenities, including the city centre, bars and restaurants, the Playhouse Theatre and the Omni Centre with cinema. Shopping is superb with everything from small specialist shops, large and small supermarkets, to St James's Quarter, Meadowbank and Fort Kinnaird Retail Parks and Asda Hypermarket are all close by. Edinburgh has a good public transport service operating throughout the city and the new tram network is accessible from Elm Row. St Andrew Square bus station and Waverley Train Station are also close by and there is access to the main road networks throughout the city, including the A1. Holyrood Park, Queens Park and Arthur's Seat are all nearby and Duddingston Loch, Calton Hill, Meadowbank Stadium and the Commonwealth Pool are all within easy reach as are a number of golf courses. Portobello, with its popular beach, and Leith are also easily accessible and boast excellent facilities and schooling is well represented at all levels.

Council Tax

Band C

Viewing

By Appointment with Agents: Tel: 0131 467 7550

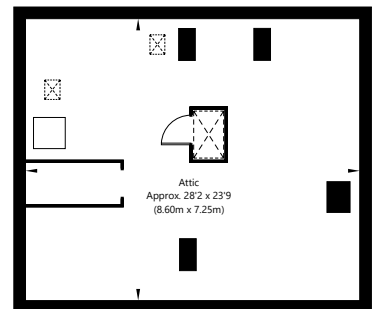
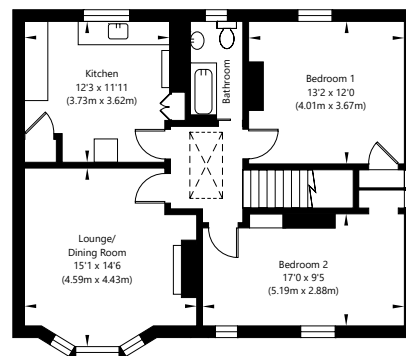
Approx. Internal Area 78.2 Sq M / 842 Sq Ft.

Not to scale. For identification only.

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First Floor



Ground Floor



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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.