



PF3, 11 Piersfield Grove, Edinburgh, EH8 7BU

Light & Tastefully Presented, One-Bedroom, Ground-Floor Flat

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Property Description

Light and tastefully presented, one-bedroom, ground-floor flat, forming part of a charming traditional stone-built terrace. Conveniently located on a quiet side street, in the Piersfield area, east of Edinburgh city centre.

Comprises an entrance hallway, living / dining room and kitchen, a double bedroom, and a bathroom.

With generous room sizes and a quiet leafy outlook, it features a fitted kitchen with appliances and modern flooring. In addition, there is double glazing, gas central heating, good storage, and light neutral decor.

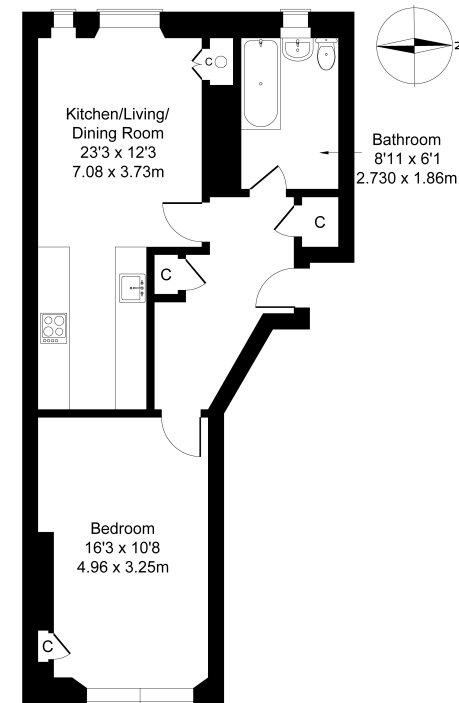
There is a secure entry system, a well-maintained communal stair and a well-kept shared rear garden, with unrestricted street parking to the front.

A welcoming entrance hallway provides access throughout the property and benefits from two useful built-in storage cupboards. Set to the rear, the bright and spacious open-plan living, dining and kitchen offers a comfortable and versatile living space, finished with light décor, a feature fireplace, a built-in press cupboard, carpeted flooring in the lounge area, and wood-effect flooring to the kitchen. The kitchen is fitted with a range of wall and base units, worktops, a sink with drainer, an integrated oven and electric hob, together with a freestanding washing machine and fridge/freezer.

Positioned to the front, the generous double bedroom is well presented with light décor, wood-effect flooring, a built-in storage cupboard, and ample space for a full range of freestanding bedroom furniture. Completing the accommodation, the bathroom is fitted with a three-piece suite incorporating a shower over the bath, complemented by a mix of splash walls.

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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Piersfield lies less than two miles from Edinburgh city centre, ideally positioned to benefit from a wide range of local amenities including banking and post office services, a Morrisons supermarket on Portobello Road, and a Sainsbury's at Meadowbank Retail Park. Fort Kinnaird offers an extensive selection of high-street stores and a multiplex cinema. The recently completed Meadowbank Sports Centre is within a short walk, providing a variety of modern sports facilities. Residents can also enjoy vast open green spaces

nearby, including Holyrood Park, Arthur's Seat, and the Portobello waterfront. Local schooling is available from nursery through to senior level, with options such as The Royal High Primary School, Duddingston Primary, St John's Primary, Portobello High School, and Holyrood High School. This east-of-city centre location benefits from excellent road links via the A1 and A199, and regular public transport services run along Restalrig Avenue and Portobello Road.





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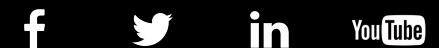
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