



18/3 Piershill Terrace,
Edinburgh, EH8 7EU



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Located in the sought after area of Piershill and within easy reach of the city centre is this well-proportioned two bedroom first floor flat.

Forming part of a modern building the property benefits from gas central heating, double glazing and a secure entry system.

The accommodation includes a large entrance hallway with window to the front and two good sized cupboards. There is a spacious lounge and separate kitchen which is fitted with base and wall units with the oven, hob and washing machine shall remain. There are two good-sized bedrooms and a bathroom with shower over the bath.

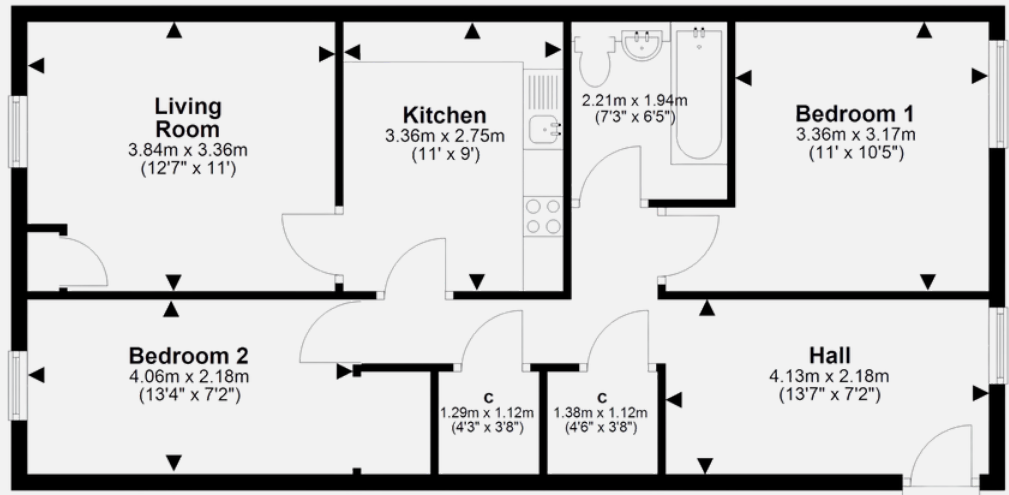
Externally there is a communal garden to the rear.

Viewing is essential to fully appreciate the well-presented, spacious accommodation on offer.

Area Description

Piershill is a sought after area located to the east of Edinburgh which is well served by frequent bus services offering easy, direct links to Edinburgh city centre. The open spaces of Holyrood Park and Arthur's Seat are close by offering walks and running trails just a short distance from the property. There are useful shopping facilities close by including a large Morrisons supermarket located on Portobello Road and a Sainsbury's at the Meadowbank retail park, while Portobello, with its beach, promenade and eclectic range of shops and cafes, is also within easy reach. In addition to frequent public transport links into the city centre, Piershill also offers easy access to the Edinburgh City Bypass and the A1.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report

Accommodation

Lounge:	3.84m x 3.35m (12'7" x 11')
Kitchen:	3.35m x 2.74m (11' x 9')
Bedroom 1:	3.35m x 3.18m (11' x 10'5")
Bedroom 2:	4.06m x 2.18m (13'4" x 7'2")
Bathroom:	2.2m x 1.96m (7'3" x 6'5")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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