

9 (flat 4) Portobello Road, Piershill, Edinburgh, EH8 7BB



Description

An ideal opportunity has arisen to acquire a 2 bed dual-facing first floor flat, offering comfortable and easily manageable living space which would now benefit from some cosmetic upgrading. Close to a superb range of local amenities and excellent links to the city centre and beyond, the property would be ideal for a young professional/first time buyers.

- Hallway
- South-facing living/dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom with three piece suite and shower over
- Gas central heating (combi-boiler installed April 2026)
- Double glazing
- Secure entry system
- Communal garden to rear
- On street parking

Extras

The fitted carpets, curtains, light fittings, cooker, washing machine, tumble dryer, fridge and freezer are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

EPC Rating: C

Price and Viewing

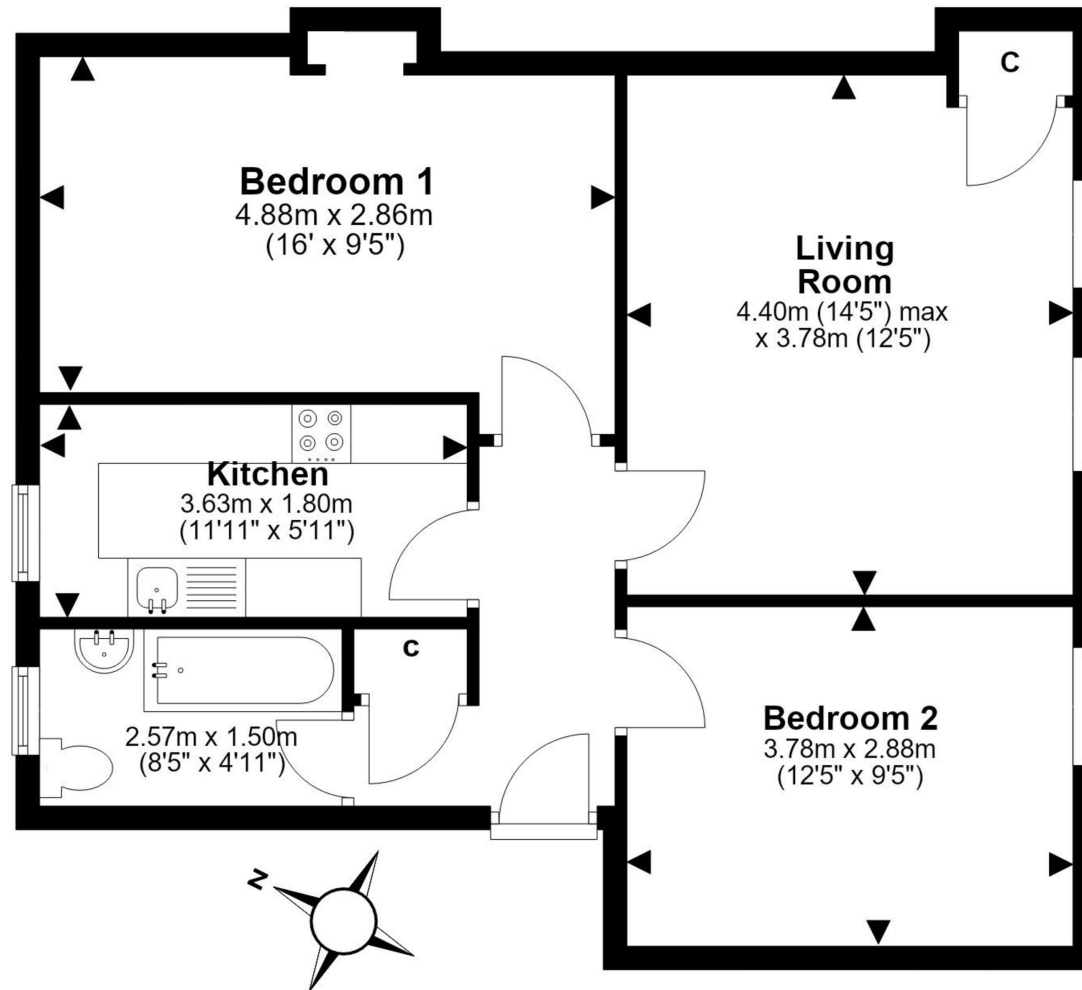
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Piershill is a residential suburb located in the eastern part of Edinburgh. The neighbourhood of Piershill is known for its picturesque surroundings and green spaces, with many parks and recreation areas nearby such as beautiful Holyrood Park. The area is well-served for local amenities with a Morrisons supermarket within walking distance, Sainsbury's and Lidl at Meadowbank and ASDA at the Jewel. More extensive shopping is available at Fort Kinnaird Retail Park, which is within easy reach. Historic Leith, Portobello and Musselburgh are only a few miles away offering a further choice of specialist shops and services. Several recreational facilities nearby include the open spaces of Arthur's Seat, Figgate Park and Duddingston Golf Course, as well as Portobello baths and beach promenade. Additionally, Abercorn Tennis Club (on Abercorn Crescent) and the Meadowbank Sports Centre nearby provides facilities for various sports activities. There is an efficient bus service running throughout the city and surrounding areas, and road links are very accessible out to the City Bypass and main motorway networks as well as Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing. Waverley Station is easily accessed by bus, on foot or by bike.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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