

GARDEN STIRLING BURNET

13/2 PIERSHILL TERRACE

EDINBURGH, EH8 7EY

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PROPERTY SUMMARY

Forming part of a handsome sandstone terrace in Piershill, this well-presented flat combines generous proportions with smart modern finishes and a flexible layout. A central hall connects the accommodation, which includes a bay-windowed living room, a spacious dining kitchen fitted with glossy contemporary units, a useful utility room, two bedrooms, a box room/study and a shower room. Period details such as high ceilings and cornicing sit comfortably alongside the updated kitchen, shower room and flooring, giving the home a warm, move-in-ready feel. The second bedroom and separate box room add welcome versatility for home working, storage or occasional guest use, and the property is in good decorative order throughout. It is further enhanced by a private front and rear garden, with access to communal garden grounds and unrestricted on-street parking.

Extras: The sale includes all fitted floor coverings, light fittings and integrated appliances.

FEATURES

- Two-bed flat forming part of a sandstone terrace in Piershill
- Attractive blend of generous proportions and smart modern finishes
- Central hall with access to all accommodation
- Living room with high ceiling and decorative cornicing
- Dining kitchen with glossy contemporary fitted units
- Separate utility room for added practicality
- Two bedrooms and a versatile box room/study
- Modern fitted shower room
- Private front and rear gardens
- Access to communal garden grounds
- Unrestricted on-street parking
- Gas central heating and double glazing

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CLICK HERE
for a virtual tour of the property

Well-presented 2-bed flat with a box room/study, private gardens and on-street parking.



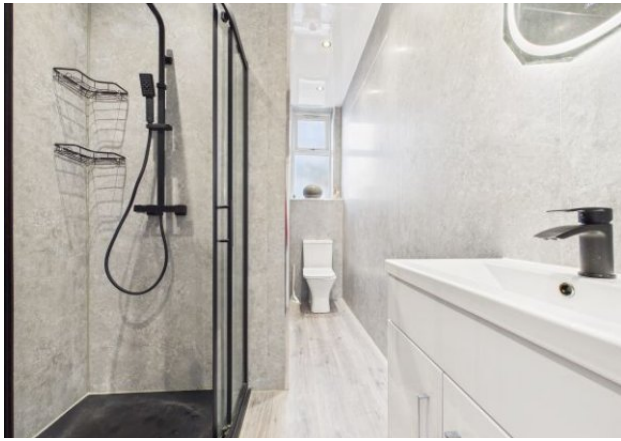




Piershill, Edinburgh

The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the city centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village, while the bustling high streets of Bruntsfield and Morningside (both home to a vibrant selection of specialist shops, cafes, bars and bistros) are also nearby. Craiglockhart offers a wealth of sport and leisure facilities, particularly Craiglockhart Leisure Centre & Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purposes sports hall, as well as outstanding indoor and outdoor tennis facilities. Or if you prefer to exercise in the fresh air, why not take a relaxed stroll or cycle along the Union Canal or picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is also well positioned for some of the capital's finest independent schools. Craiglockhart is served by superb public transport links across the city and nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuter thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.







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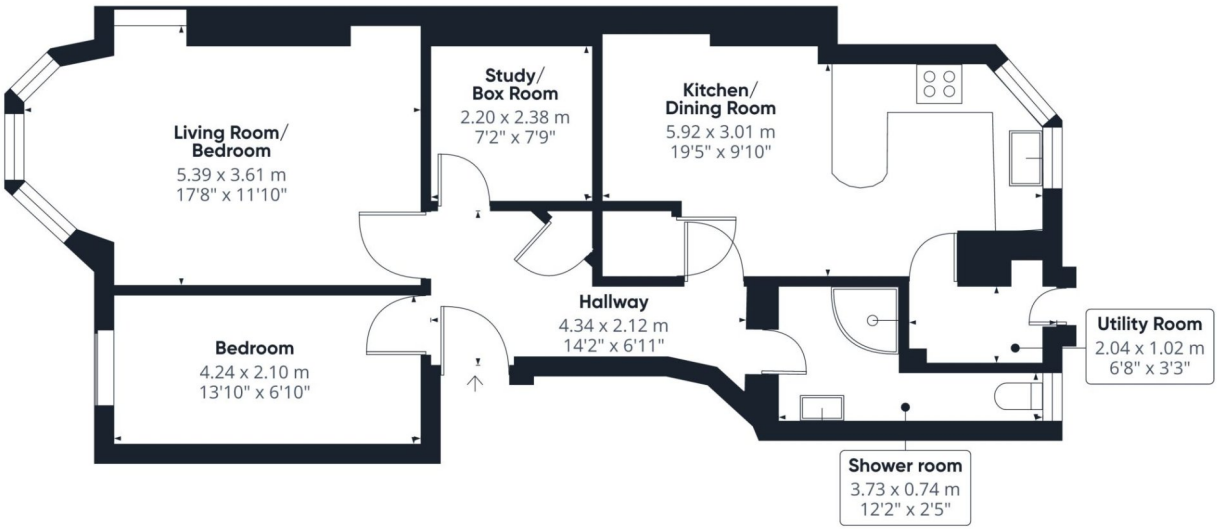
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



GARDEN STIRLING BURNET

Approximate total area(1)
63.3 m²
682 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

EPC RATING C

COUNCIL TAX BAND D