

Lovely one bedroom top floor flat

Ideal for a first time buyer or city professional situated in
Edinburgh city centre



13/8 Piersfield Grove

Edinburgh, EH8 7BU



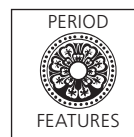
Scan Here!



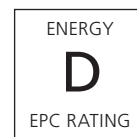
1 BED



1 BATH



PERIOD
FEATURES



ENERGY
EPC RATING



Arthur's Seat

Edinburgh

Willowbrae is an exclusively residential district situated to the east of the city in the lee of Arthur's Seat. In point of fact, because the area has been urbanised, it is not entirely obvious that this entire district has been built on Arthur's Seat's lower slopes.

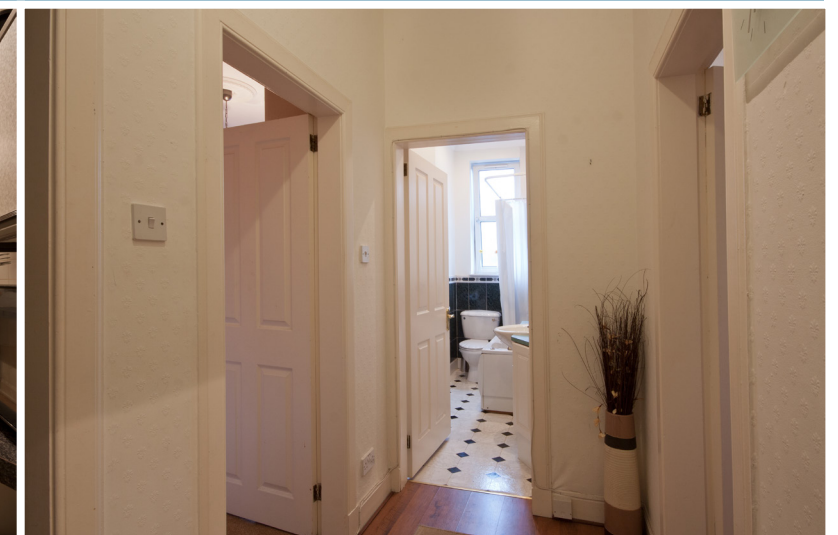
This is an extremely convenient location. It is situated probably no more than two miles away from the city centre, Willowbrae Road itself being one of the city's arterial roads. Using one of the many and frequent bus services that serve the district, the trip into the city centre generally takes no more than a matter of fifteen to twenty minutes. In fact, for the energetic, many parts of the city centre are within walking distance, perhaps via Holyrood Park. The area is well served. Within very easy reach is a very large branch of Morrisons which, on its own, can probably satisfy every possible daily requirement. Throughout the district are a number of small shops as well as banking and post office services. Travelling away from the city centre via Milton Road, Asda, can often be reached in a matter

of five minutes. All of this, of course, is to say nothing of the extensive shopping and commercial facilities nearby in Portobello.

Local amenities include the vast expanse of Holyrood Park and Arthur's Seat, the climbing of which is rewarded by panoramic views of the entire region. At the foot of Arthur's seat lies Duddingston Loch Reserve. Just around the corner lies Meadowbank Sports Centre. On the far side of the park, within easy reach, is the Royal Commonwealth Pool with the smaller more intimate Portobello pool lying in the opposite direction. Throughout the district there is a choice of health services including the services of a number of dentists. The Royal High Primary School is nearby. Only a little further on is Duddingston Primary and St Johns Primary. The secondary school is in Portobello. From every point of view, this is an ideal residential district, mature and well established, surrounded by excellent services and amenities and within the easiest possible reach of the city centre and all that the city centre can provide.



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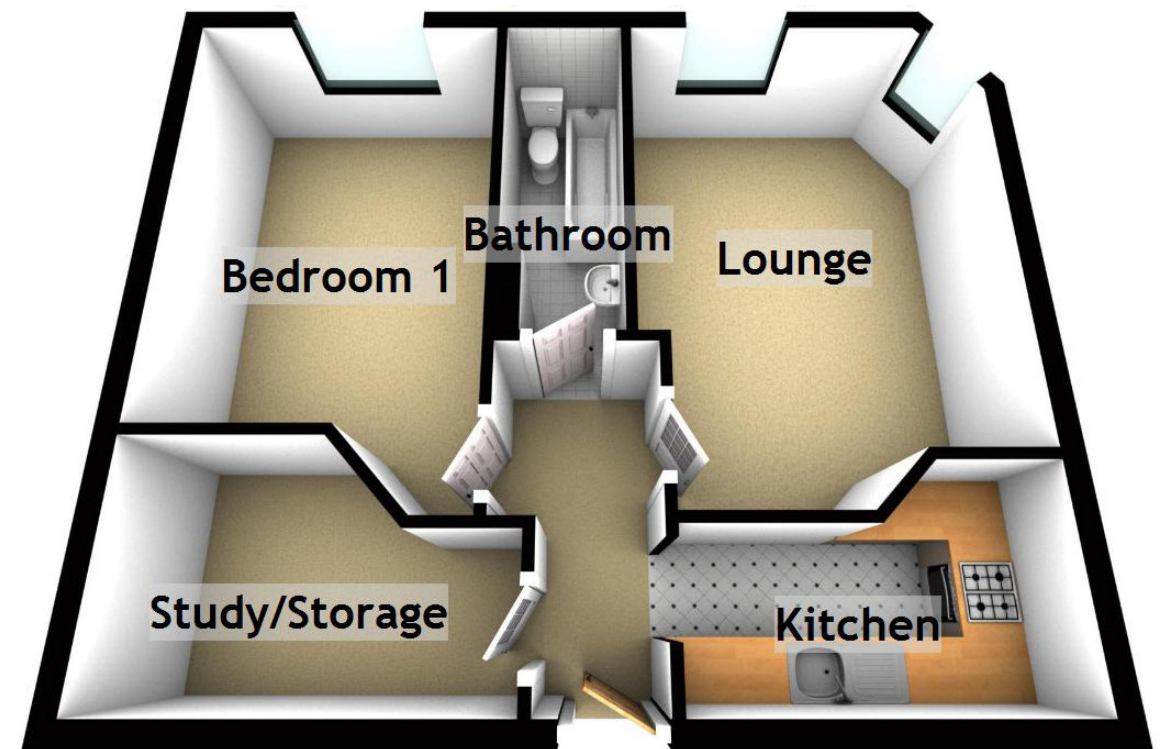
Internally the accommodation is in good decorative order and would make a beautiful home for any first time buyer, alternatively it would be a sound investment for a buy-to-let purchase. The accommodation briefly comprises of; entrance hall, Bathroom, Kitchen, large living room, box room and one good sized bedroom with plenty of space for furniture and units. The property has ample storage and offers a generous sized and flexible living environment. A trendy three piece bathroom suite completes the accommodation.

The property benefits from gas central heating and double glazing to ensure a warm yet cost effective living environment all your round.





Bedroom
and
Bathroom



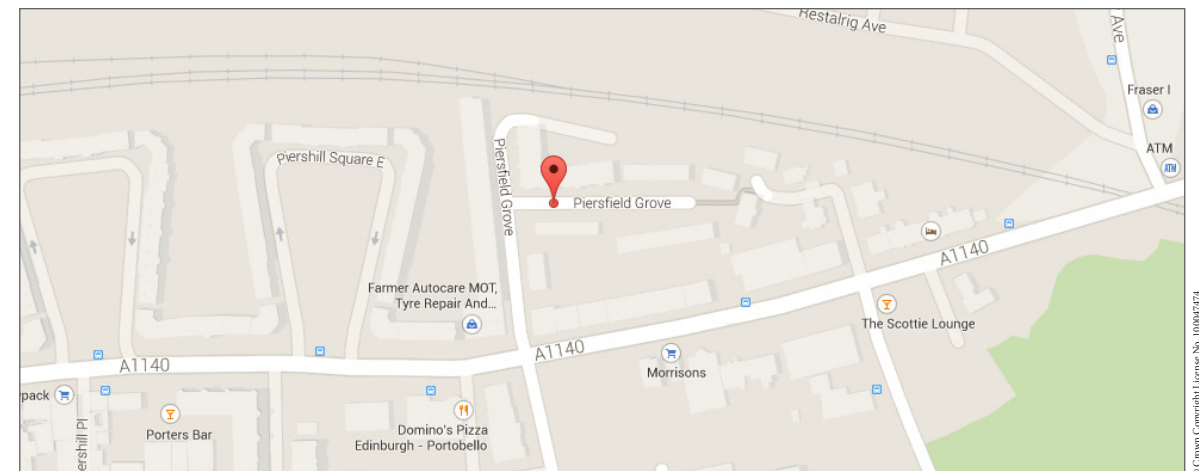
Approximate Dimensions
(Taken from the widest point)

Lounge	4.21m (13'10") x 3.33m (10'11")
Kitchen	3.32m (10'11") x 1.38m (4'6")
Study/Storage	3.26m (10'8") x 2.08m (6'10")
Bedroom 1	2.88m (9'5") x 2.00m (6'7")
Bathroom	3.17m (10'5") x 1.11m (3'8")

Extras

(Included in the sale)

All fitted floor coverings, light fittings, hob, white goods. Other items may be available by separate negotiation.





Holyrood Park

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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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