

FOR SALE



**40/1 Piersfield Grove,
Edinburgh EH8 7BU**



TWO BEDROOM GROUND FLOOR FLAT

Offers Over £170,000



Description

This ground floor flat is an excellent opportunity as a first home or as a buy to let investment. It is a spacious two bedroom property generally in good order. Viewing is highly recommended.

The property comprises a large lounge with the possibility of arranging furniture in various formations, and which benefits from bright, natural light.

There is a good sized kitchen with a range of base and wall mounted units; electric hob and oven.

There are two well apportioned bedrooms with fitted wardrobes; a good sized bathroom with three piece suite; and an entrance hallway with integrated storage. Heating is by way of electric storage central heating. Windows are double glazed.

Externally, there is a communal front garden, a well maintained private rear garden and there is one allocated parking space with plenty of on-street parking close by.

The property is factored by James Gibb Residential Factors with an average factoring cost of around £150 per quarter.

Location

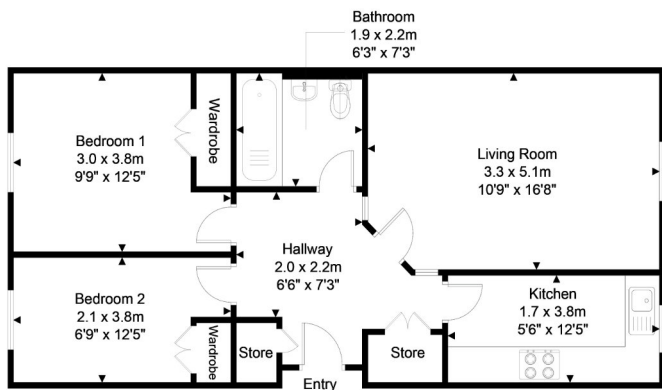
Piersfield is an exclusively residential district situated to the east of the city, approximately two miles from city centre which is around 10 - 15 minutes by bus. There are many frequent bus services linking the area however most areas of the city centre are within walking distance via Holyrood Park close by. There is a large Morrisons supermarket across the road from the flat. Also close by is the scenic Arthur's Seat with some commanding views of the city and beyond. At the foot of Arthur's seat lies Duddingston Loch. And around the corner is Meadowbank Sports Centre for those looking for some fitness facilities. On the other side of the park, but also within easy reach, is the Royal Commonwealth Pool.

EPC rating is D. Council Tax band is D

The description of properties on the website do not form part of any offer and all statements and photographs are for illustrative purposes only and not guaranteed. Buyers must satisfy themselves on the accuracy and authenticity of the property as listed.



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Approximate Gross Area
58 sq m / 624 sq ft



Ground Floor



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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