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## **13, (3F2) PIERSHILL PLACE, EDINBURGH**



<b>DISTRICT</b>	<b>Piershill/Willowbrae</b>
<b>HOUSE TYPE</b>	<b>Top Floor Flat</b>
<b>SELLERS</b>	<b>Senlen</b>
<b>PRICE</b>	<b>Offers In the Region of £135,000</b>

Top Floor Flat in a traditional red sandstone fronted building with super open views south to Whinny Hill on Arthur's Seat, to the rear. This spacious property has gas central heating, secondary glazing and has had the kitchen and bathroom upgraded. It does need some finishing touches however in the bathroom, but has some lovely original features including stripped and sanded floorboards in the lounge and double bedroom and an elegantly proportioned lounge with ornate cornice, centre rose, picture rail and fine mantelpiece. It also has the potential to be converted into a 2 bedroom flat and let out, or let out as it is. Included in the sale are the fitted carpets, light fittings, electric fire, gas cooker, washing machine, fridge and freezer.

**HALL WITH CUPBOARDS • LOUNGE WITH TWIN WINDOW  
FITTED BREAKFASTING KITCHEN WITH APPLIANCES  
DOUBLE BEDROOM • 2 BOXROOMS • BATHROOM WITH SHOWER**

The property is set in an extremely popular area and is particularly well placed for Primary Schools and many amenities. For shopping, there are a variety of local shops at Jock's Lodge and on Portobello Road including a Library, Chemist, Newsagents, Butcher, Bank, Iceland store, Takeaways, pubs and a Morrisons Superstore, just along the road. Meadow Bank Shopping Park has a Sainsbury Supermarket while to the south is Duddingston with a further selection of Restaurants and Pubs and nearby Portobello to the east, a former seaside town with its many shops and amenities including the beach and promenade.

Further amenities in the area include Meadowfield Park and walks around Holyrood Park itself including Whinny Hill, Arthur's Seat and Duddingston Loch The area is well served by public transport to the City Centre and other parts of Edinburgh.

### **VIEWING**

By appointment through the Selling Agents telephone 0131 334 8977.

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### HALL

With cornice, fitted carpet, radiator, entryphone handset and two shelved cupboards. Walk in cupboard with light, some shelving and the gas central heating boiler.

### LOUNGE 6.12m into recess x 3.36m (20' x 11')

Spacious lounge with twin window to the front, an ornate cornice and centre rose, stripped and sanded floorboards, picture rail and a lovely cast iron mantelpiece with tiled insert and hearth, and an electric fire. Partly shelved recess, wall lights and two radiators.

### BREAKFASTING KITCHEN

3.24m x 2.94m (10'7" x 9'7")

Sunny room to the rear, facing south with open views over to Whiny Hill on Arthur's Seat. The kitchen has fitted birch coloured base and wall units and contrasting worktops, gas cooker, fridge, freezer and a washing machine. Inset stainless steel one and a half sink with drainer. Coving, shelved recess and radiator.

### BEDROOM 4.56m x 2.68m (14'11" x 8'9")

Double room set to the front with cornice, stripped and sanded floorboards and wooden mantelpiece. Radiator and wall lights.



### BOXROOM 1 1.5m x 1.22m (4'11 x 4')

With light, carpet and the gas meter.

### BOXROOM 2.24m x 1.91m (7'4" x 6'3")

Also with a light and fitted carpet.

### BATHROOM 2.7m x 1.34m (8'10 x 4'4")

Partially re-fitted with a white vanity wash hand basin, wc and a bath with shower attachment and Mira Sport shower, rail and surrounding mosaic tiling. Radiator, tiled floor, downlights and double glazed window to the rear.

### GARDEN

There is a shared drying green to the rear of the building.

### Important Note

This property is currently subject to a short assured tenancy which can either be continued (if the property is being bought as an investment) or terminated.



*These particulars, whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers.*