



Deans Properties

Deans Solicitors and Estate Agents LLP



5/3 Piersfield Grove
PIERSFIELD, EH8 7BT



GROUND FLOOR FLAT

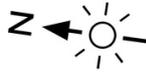
- Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Communal Rear Garden
- On Street Parking
- Double Glazing & GCH
- EPC Rating - C



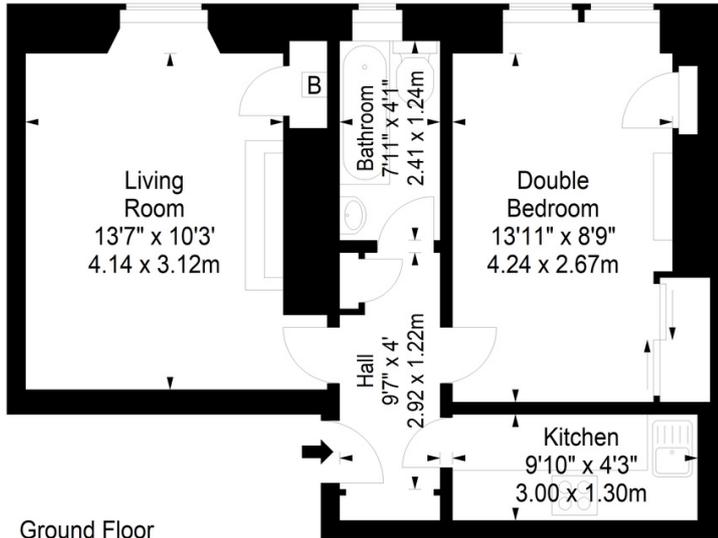
Viewing is recommended to appreciate this Ground floor flat located in the popular established district of Piersfield, to the east of Edinburgh city centre. The property is near to a wealth of shops, services, beach and local amenities are within easy walking distance of the flat with excellent local bus services providing swift access to the city centre and surrounding areas. The accommodation comprises; entrance hallway with storage cupboard, living room with feature fireplace, modern fitted kitchen, double bedroom with the fireplace being the focal point of this room, built in wardrobes and bathroom with shower over the bath. Further benefits on offer include gas central heating and double glazing. There are communal gardens to the rear with shared seating area and free on street parking is available. Included in the sale are fitted carpets and floor coverings, curtains, oven, hob, fridge freezer, washing machine, light shades, bedframe, blue sofa bed and computer desk in living room. The appliances included are sold as seen with no warranty provided.



Piersfield Grove, Edinburgh, EH8 7BT



Approx. Gross Internal Area
454 Sq Ft - 42.18 Sq M
For identification only. Not to scale.
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Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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0131 667 1900

mail@deansproperties.co.uk
www.deansproperties.co.uk