

145/4 Piersfield Terrace,
Edinburgh
EH8 7BS

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- Double bedroom
- Bathroom

features

- Gas central heating
- Double glazing
- Freshly decorated
- Move in condition
- Communal garden

description

Quietly located to the rear of the tenement, this is an excellent first time buyer or buy to let investment opportunity, in a superb location, ideal for access either to the City Centre (bus stop just a few minutes away) or indeed to the City By-pass via the A1. There are good local shopping facilities including a large Morrisons supermarket and the open spaces of the Queen's Park and the new Meadowbank Sports Centre (due Autumn 2020) are within walking distance. The accommodation comprises entrance hall, sitting room, fitted kitchen, double bedroom and bathroom. The property has been freshly decorated and is offered for sale in first class order throughout. There is a good sized communal garden to the rear of the building and the property should be viewed to be fully appreciated.

further information

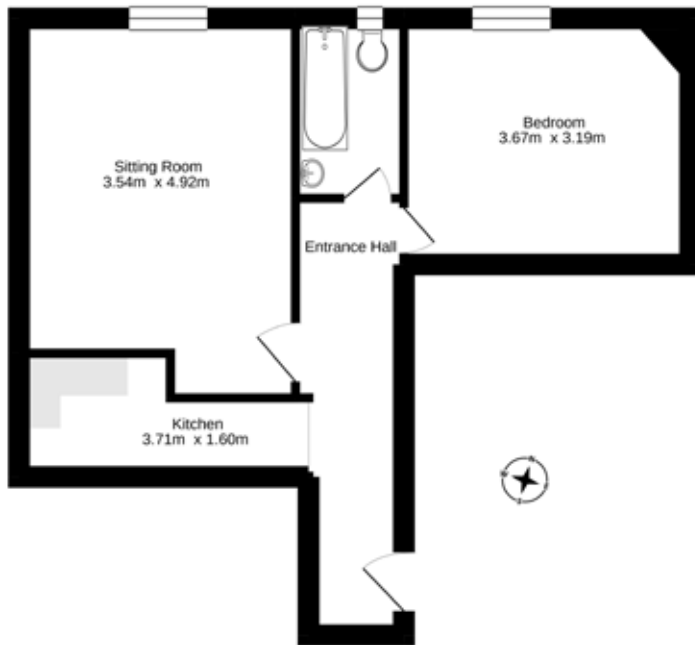
EPC Band: C
Home Report Value £135,000
Items to be included: Carpets & flooring, light fittings and kitchen appliances.

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Second Floor
44.0 sq.m. approx.



TOTAL FLOOR AREA: 44.0 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Date: 22/08/2022



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