

COULTERS<sup>©</sup>

WELCOME TO:  
EYRE PLACE

25/3 Eyre Place, New Town, Edinburgh, EH3 5EX



## EYRE PLACE AT A GLANCE:



Desirable New Town location



Category C listed apartment



South-facing living room



Walking distance of Stockbridge



Close to the Royal Botanic Garden



Excellent amenities

## EXTRAS:

All fixtures and fittings, including; blinds, light fittings and fitted floor coverings. The cooker, fridge/freezer and washing machine will also be included in the sale.



## A LITTLE BIT ABOUT THE PROPERTY:

Occupying a coveted location within Edinburgh's prestigious New Town this two-bedroom traditional apartment boasts classical proportions and fine period details. A light property on the first floor of a tenement, it enjoys delightful views of King George V Park and is in easy reach of cosmopolitan Stockbridge, Broughton Street, and the City Centre. Just a short walk from the Royal Botanic Garden and close to an array of leisure, dining, and retail amenities this home will appeal to a variety of buyers.

- Elegant living room with hardwood flooring, an original open cast iron fireplace and a built-in cupboard.
- Bright dining kitchen overlooking the rear walled gardens. Features shaker-style wall and floor units, dark grey worktops, and freestanding appliances including a fridge/freezer, an extractor hood, hob, and oven.
- Spacious and light-filled south-facing principal double bedroom with handsome wooden flooring and a striking original open cast iron fireplace. Enjoys a delightful King George V Park aspect.
- Second bedroom with wooden flooring and a peaceful leafy rear outlook.
- Separate WC and washbasin.
- Bathroom, fully-tiled with wall-mounted shower over bath and washbasin.
- Gas central heating throughout.
- On-street (permit) parking.





## LOCATION, LOCATION, LOCATION:

This New Town property is wonderfully situated within walking distance of the cosmopolitan districts of Broughton Street and Stockbridge with their fantastic array of high-quality independent boutiques, renowned restaurants, vibrant bars, and artisan stores. Alongside these choices, you also have first-class retailers and eateries to experience at the nearby entertainment and shopping destinations of St James Quarter and the Omni Centre.

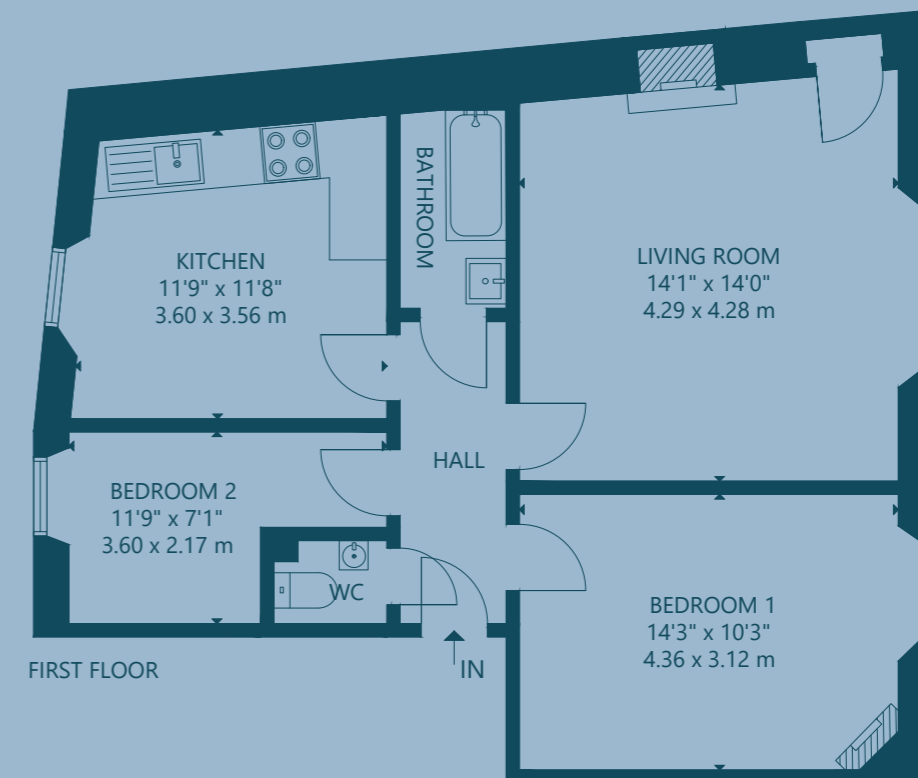
Away from the hustle and bustle escape to King George V Park or discover the scenic Royal Botanic Garden and Inverleith Park. Explore the Water of Leith walkway and take in the historic Dean Village and the Scottish National Gallery of Modern Art. Other recreational opportunities include the refurbished Victorian

swimming baths at Glenogle Swim Centre, Drummond Tennis Club, and the historic Grange Club with squash, hockey, tennis, and cricket. Daily shopping needs are well catered with a Tesco Supermarket and Lidl Supermarket just five minutes' walk away, in addition to a Margiotta Food and Wine and a Tesco Express on Dundas Street. There is also a Waitrose at nearby Comely Bank.

Primary and secondary schooling includes Stockbridge Primary School and Broughton High School. It is well-placed for some of the city's finest private schools including Edinburgh Academy, Fettes College, and George Heriot's School. Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport are a little over a fifteen-minute walk.



## FLOOR PLAN:



25/3 Eyre Place, New Town, Edinburgh, EH3 5EX

Approx. Gross Internal Area

707 Sq Ft - 66 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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