



Solicitors & Estate Agents



Offers Over

£275,000

62 3F3, Eyre Place

New Town | Edinburgh | EH3 5EJ

An excellent opportunity has arisen to purchase this spacious and bright third/top floor flat forming part of a traditional tenement block, conveniently located in the heart of Edinburgh's New Town. The generously proportioned accommodation would make an ideal purchase for a professional couple or young family. Early viewing is highly recommended.

 3 Double Bedrooms

 1 Public Room

 1 Bathroom

Kitchen

 Communal Garden

 Permit/Meter Parking

 EPC Rating – E

 Council Tax Band - C



Description

The property comprises; a welcoming entrance hallway with three large storage cupboards and wood floors, an attractive and spacious reception room with feature fireplace and Edinburgh press, a contemporary internal fitted kitchen with appliances, two good sized double bedrooms with nice open views, a well proportioned third bedroom, and a bathroom with three piece suit and electric shower over bath. Further benefits include gas central heating, double glazing and period features.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, undercounter fridge, freezer and washing machine. Other furniture available by separate negotiation.

Garden & Parking

There is a communal garden to the rear of the building which is mainly laid to lawn, complete with shared garden shed and tools. Metered and permit parking is available to the front and surrounding area.

Viewing

By appointment telephone Neilsons (0131 625 2222).

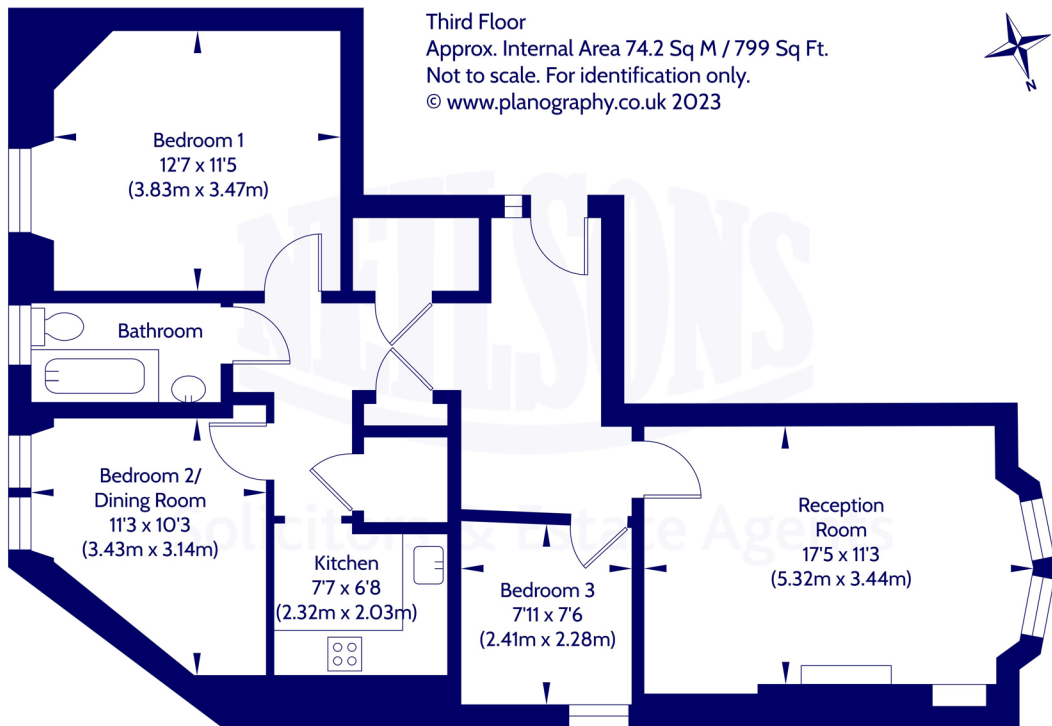




Location

Eyre Place is situated within the New Town district of Edinburgh, which boasts some of the capital's most impressive traditional architecture and is within easy walking distance of the city centre. There are an excellent range of specialist shops, supermarkets, cafes, bars and restaurants in the immediate area and all of Princes and George Street's extensive amenities are close at hand. The nearby districts of Inverleith and Stockbridge are also within close proximity offering a great selection of boutique shops, local butchers and popular bars and cafes. There are an abundance of leisure activities on the doorstep including some of central Edinburgh's wonderful art galleries and museums, the Water of Leith walkway, the Royal Botanic Gardens and Inverleith Park. There are regular buses to all parts of the City and beyond including Waverley train station and Edinburgh Airport.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

