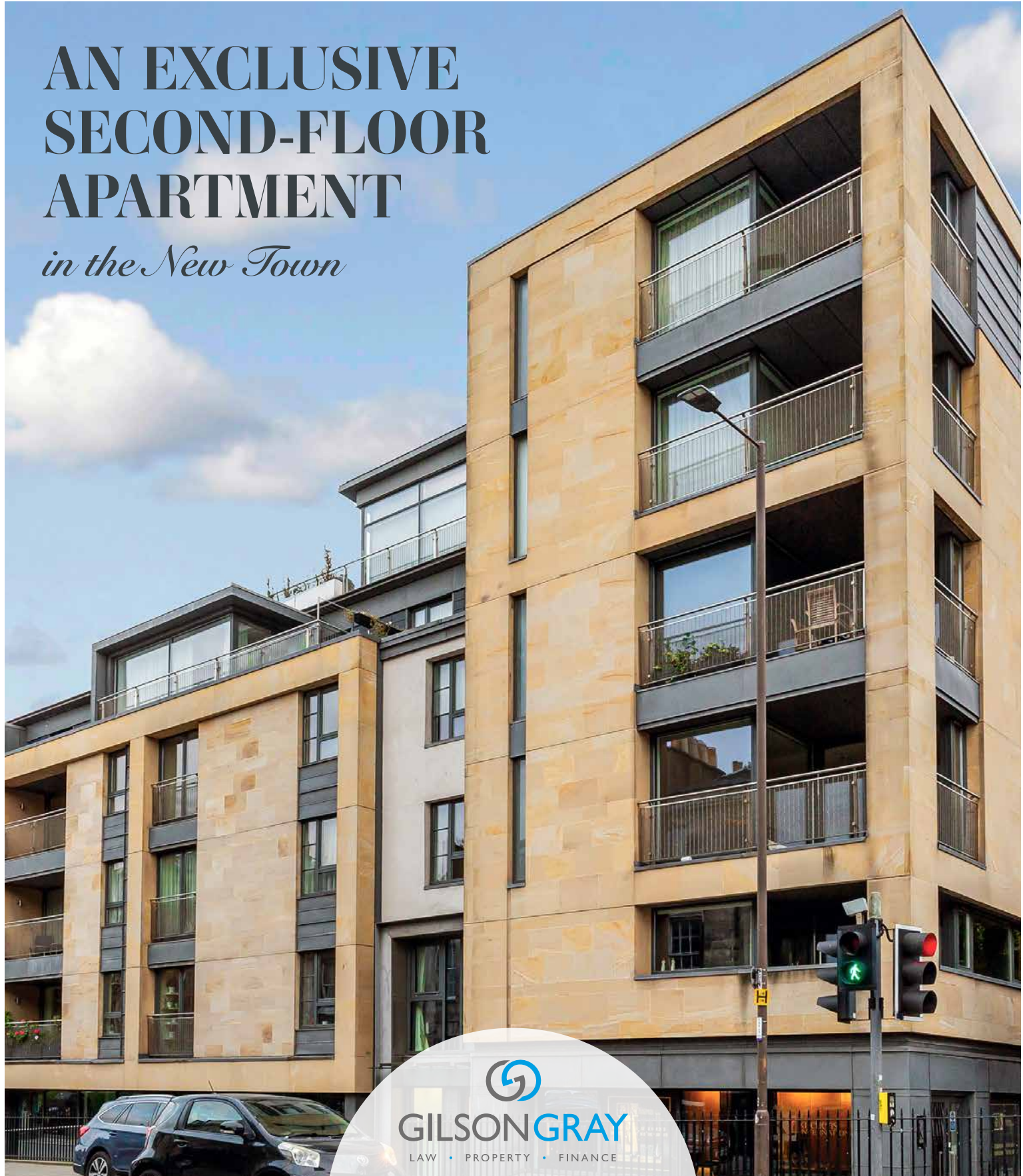


# 2/5 EYRE PLACE

New Town, Edinburgh, EH3 5EP

## AN EXCLUSIVE SECOND-FLOOR APARTMENT

*in the New Town*



**GILSON GRAY**

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**PROPERTY NAME**

2/5 Eyre Place

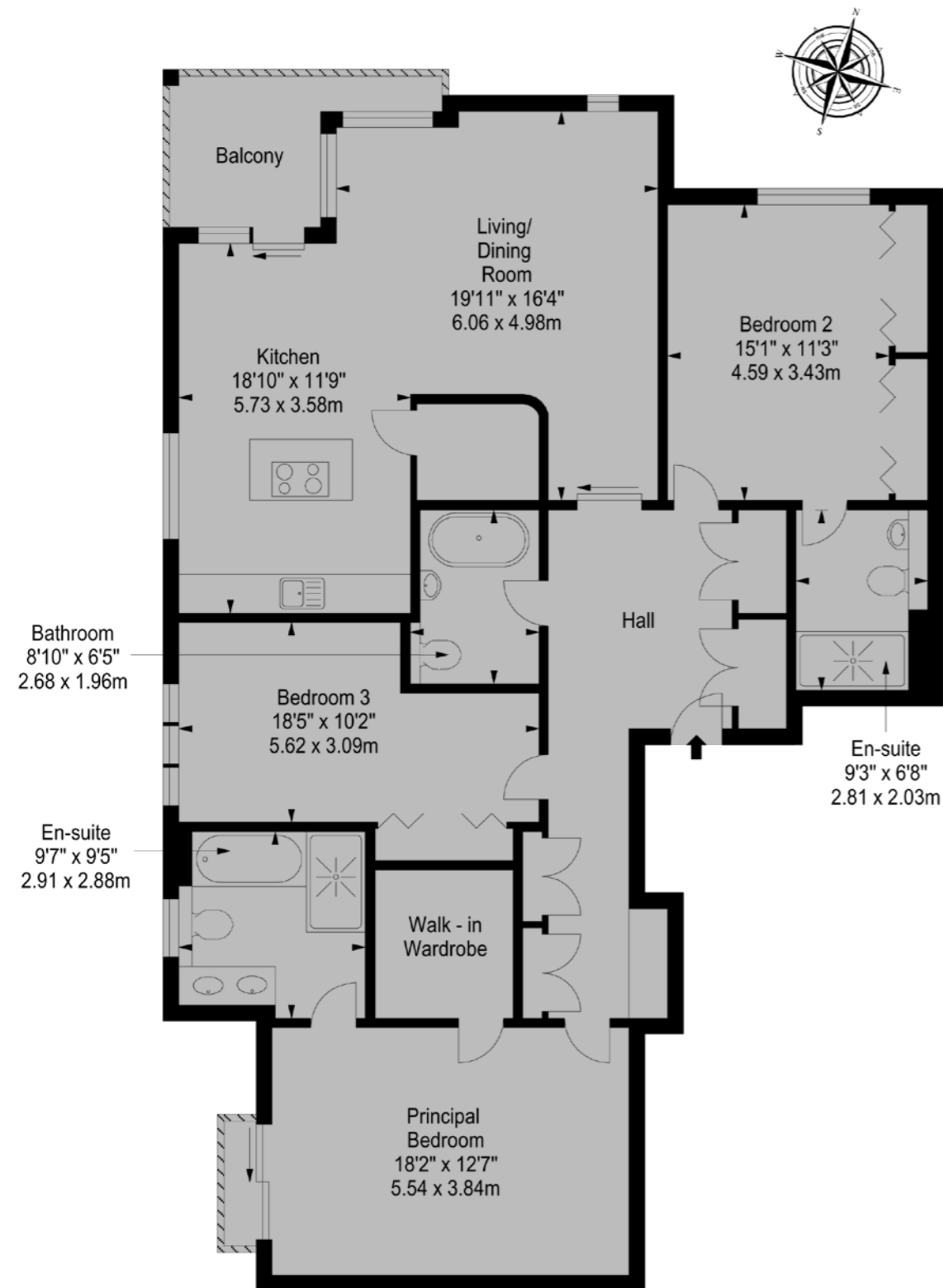
**LOCATION**

New Town, EH3 5EP

**APPROXIMATE TOTAL AREA:**

153.6 sq. metres (1653.4 sq. feet)

● SECOND-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.

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An exceptional three-bedroom second-floor apartment forms part of an exclusive modern development
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Continuing the hall's appealing aesthetic, providing buyers with an attractive blank canvas
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Arranged around a central island, the kitchen is neatly zoned to retain its own sense of space
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Finished in white and with plush carpets, the three double bedrooms are all bright and spacious
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The family bathroom and two en-suites have matching designs, with premium tile work and high-end fixtures and fittings
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Externally, residents have shared use of a well-maintained communal garden and benefit from a secure underground carpark
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Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode





# PART OF A HIGHLY SOUGHT-AFTER DEVELOPMENT

BUILT BY APPECROSS

This exclusive second-floor apartment is a large three-bedroom residence which offers the best in contemporary urban living. It forms part of a modern development built by Applecross, and is situated in Edinburgh's highly sought-after New Town, within easy reach of fashionable Stockbridge and the high street. The home is completed to high standards throughout, with neutral interior design and premium fixtures and fittings. It offers large rooms that are bright and airy, and includes a high-spec kitchen and three top-quality washrooms. The city home also benefits from secure underground parking – a convenient feature in the capital. The property will certainly be in popular demand across a broad spectrum of buyers, including city professionals and families.

# IMPRESSIVE FROM THE OUTSET

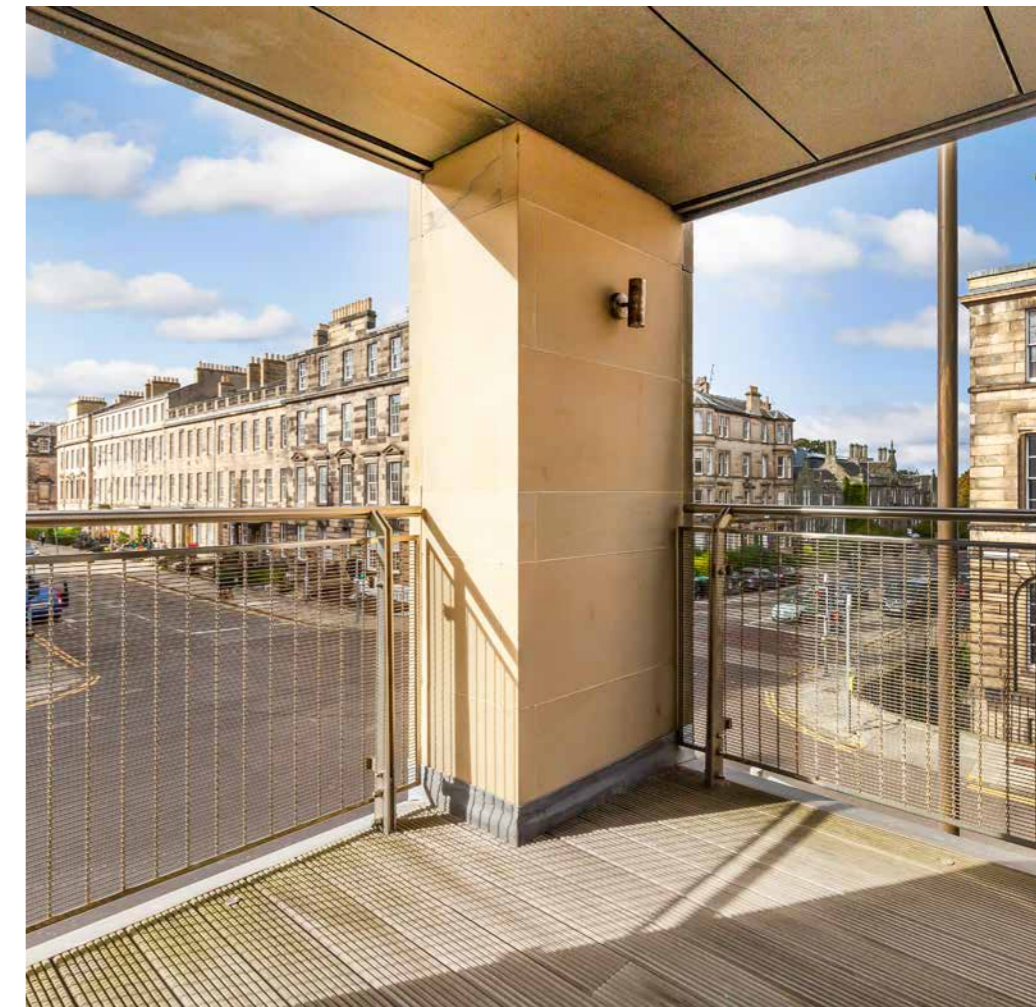
The apartment is reached by a secure entry system and a convenient lift service, the front door opening into a broad hall that provides a fantastic first impression. With neutral décor and an oak-inspired floor, it sets the standards of the property, and offers four double-door cupboards for storage.





## A STYLISH OPEN-PLAN RECEPTION ROOM

The open-plan kitchen, living and dining room continues the hall's appealing aesthetic, providing buyers with an attractive blank canvas. It has a spacious footprint for lounge and dining furniture, and sees a flood of natural light from multi-aspect windows. In addition, this stylish reception area extends out onto a private balcony that is sheltered for year-round use.



# A HIGH-SPEC KITCHEN BY KITCHENS INTERNATIONAL



Arranged around a central island, the kitchen is neatly zoned to retain its own sense of space. It has a high-spec design by Kitchens International, and it features generous cabinet storage and solid granite worksurfaces. Sleek and sophisticated, it is finished with seamlessly integrated appliances (predominantly by Siemens) and a neighbouring utility room.



Neatly zoned  
to retain its own  
sense of space



# THREE LARGE DOUBLE BEDROOMS





Finished in white and with plush carpets, the three double bedrooms are all bright and spacious. In addition, the principal suite boasts a Juliet balcony, an en-suite, and a sizeable walk-in wardrobe fitted with storage and clothes rails. Also, the second bedroom benefits from an en-suite, as well as two built-in wardrobes to maximise the useable floorspace.



# A FAMILY BATHROOM & TWO EN-SUITES

The family bathroom and two en-suites have matching designs, with premium tile work and high-end fixtures and fittings. The three-piece family bathroom includes an overhead shower, whilst bedroom two features a three-piece en-suite shower room, and the principal bedroom has a five-piece en-suite bathroom, comprised of twin washbasins, a hidden-cistern toilet, a double-ended bathtub, and a separate shower enclosure.





# SECURE UNDERGROUND PARKING AND A WELL-KEPT COMMUNAL GARDEN



Externally, residents have shared use of a well-maintained communal garden. Furthermore, there is a secure underground carpark with allocated spaces.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (induction hob, double oven, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Please note: some images have been virtually furnished from actual photographs of the rooms.

## GENERAL FEATURES

An impressive second-floor apartment  
Part of an Applecross development  
In Edinburgh's prestigious New Town  
Finished to high standards throughout  
Secure entry system and a lift service  
EPC Rating - C | Council Tax band - G

## ACCOMMODATION FEATURES

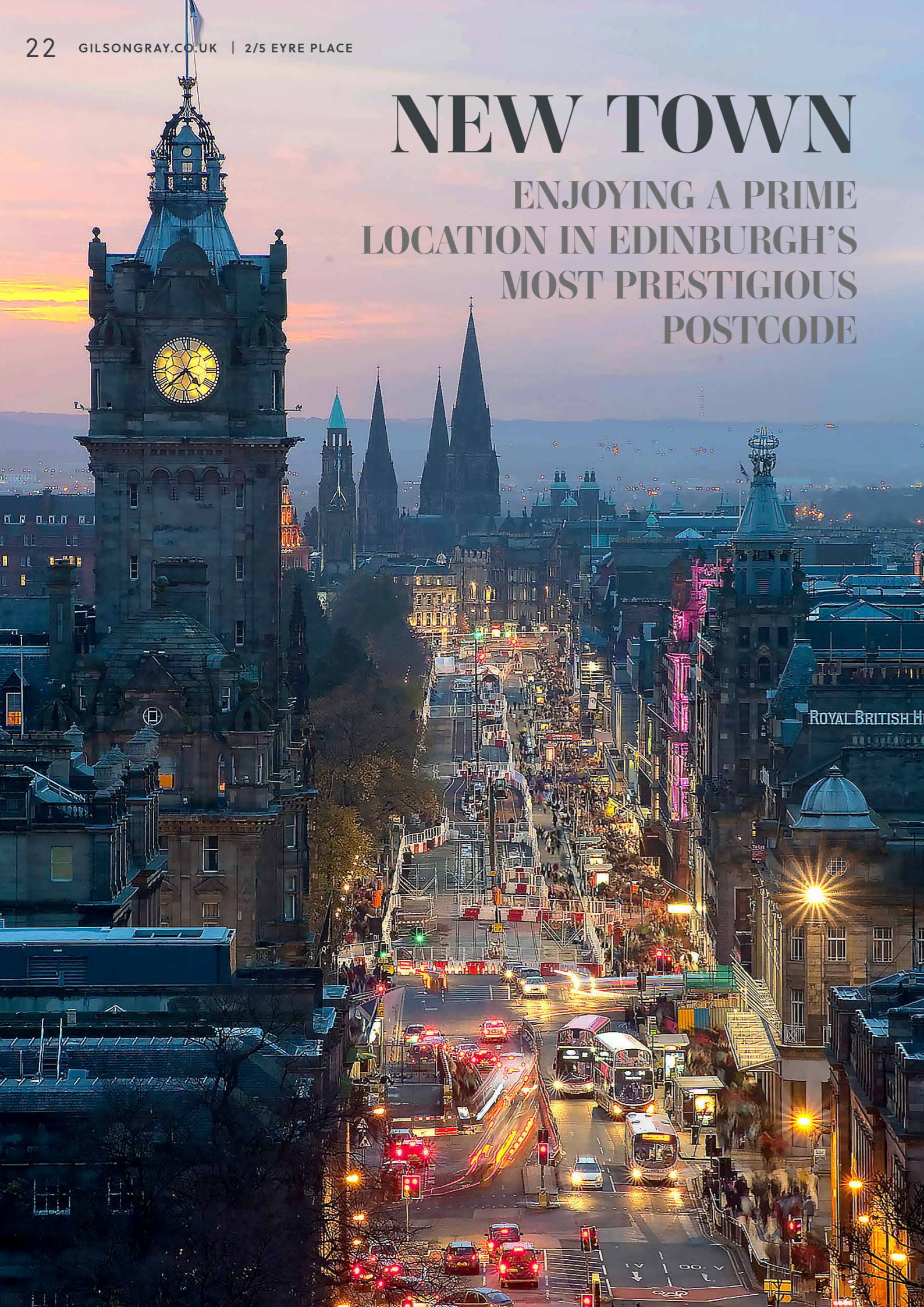
Hall with four double-door cupboards  
Open-plan kitchen/living/dining room  
High-spec kitchen with a central island  
Private balcony that is sheltered  
Principal suite with a walk-in wardrobe  
Two additional double bedrooms  
Family bathroom with overhead shower  
Five-piece en-suite bathroom and shower  
Three-piece en-suite shower room  
Excellent built-in storage throughout  
(including in the basement)

## EXTERIOR FEATURES

Well-maintained communal garden  
Secure, allocated underground carpark

# NEW TOWN

ENJOYING A PRIME  
LOCATION IN EDINBURGH'S  
MOST PRESTIGIOUS  
POSTCODE



**A superb choice  
of top-rated  
restaurants, cafés,  
fashionable bars  
and clusters of small  
speciality shops on  
your doorstep...**

Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops.

The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. Edinburgh boasts some of the best private schools in the country.

Both Fettes and Edinburgh Academy are close by, along with excellent state schools. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.





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