

COULTERS[©]



27/3 EYRE PLACE

NEW TOWN, EDINBURGH, EH3 5EX

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

27/3 Eyre Place is a generously proportioned first floor flat forming part of a traditional stone-built tenement in Edinburgh's New Town Conservation Area. Positioned within easy reach of Stockbridge, Canonmills and the city centre, this Category C listed property offers bright and spacious accommodation in a highly desirable location.

Accessed via a shared stair with secure entry system, the flat opens onto an entrance hallway that leads to the sitting room which is an charming space with timber flooring, fireplace, shelved wall press. Off the sitting room is a box room, ideal for home working or additional storage.



KEY FEATURES

- First floor flat with secure entry system.
- Generously proportioned living spaces with character.
- Shared gardens to the rear.
- Permit parking available.
- Close to King George V Park, the Water of Leith walkway, Inverleith Park and the Botanic Gardens.
- Excellent variety of cafes and shops nearby.
- EPC Rating - C
- Council Tax Band - C



To the rear, the generous dining kitchen is fitted with a range of cabinetry, solid wood worktops, a stainless-steel sink and freestanding appliances. There is space for dining, and a traditional clothes pulley. The double bedroom and shower room are situated at the other end of the hall. The flat is fitted with gas central heating and timber framed double glazing.

There is a mature, communal garden to the rear of the property and parking is available by way of a residents' permit.

THE LOCAL AREA

Situated to the north of Princes Street, Edinburgh's New Town is a UNESCO World Heritage Site and conservation area. Princes Street, and George Street are within roughly a fifteen minute walk of the property as is St James Quarter and Multrees Walk. There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument. Fantastic recreational opportunities within walking distance include Bannatyne's Health Club on Queen Street and the exclusive gym & spa at Kimpton Charlotte Square. The area offers a host of green spaces including King George V Park, the Water of Leith walkway and the Botanic Gardens. Daily shopping needs are met by the many high street and independent local supermarkets and delis, whilst larger stores such as the Tesco at Canonmills are also nearby. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offer direct access Edinburgh Airport and down to the coast at Newhaven. Bus services from Dundas Street and Canonmills are also excellent and provide a quick connection to various parts of the city.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, and white goods are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £280,000



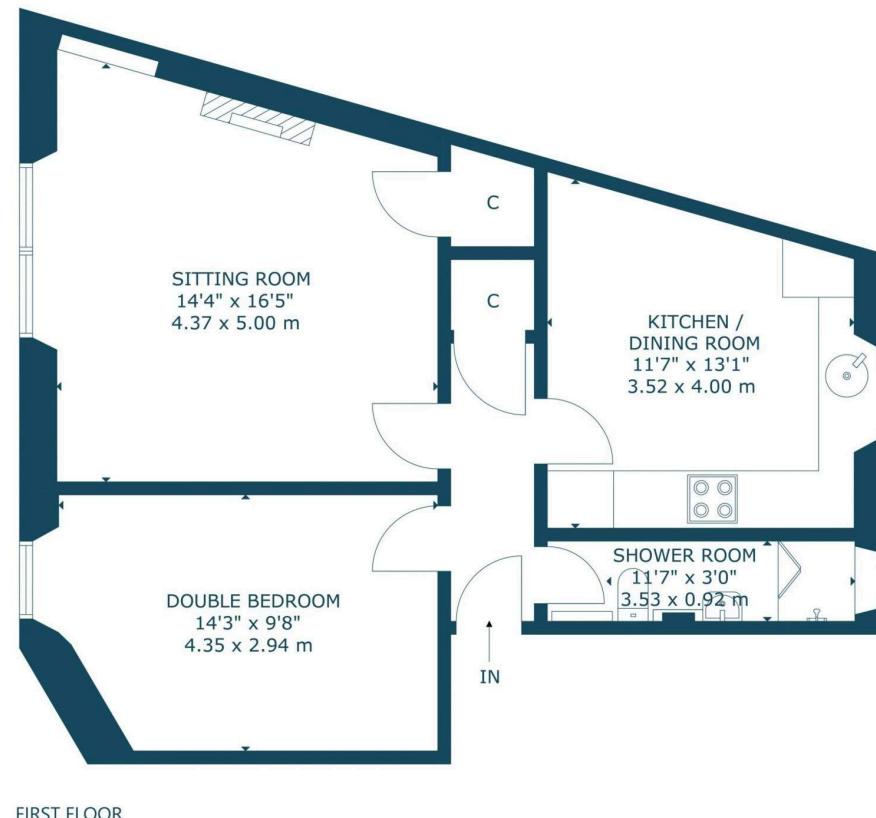
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 641 SQ FT / 60 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.