

COULTERS<sup>©</sup>

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# 14/6 EYRE CRESCENT

NEW TOWN, EDINBURGH, EH3 5ET

 3 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

14/6 Eyre Crescent is a charming well-proportioned third floor, three bedroom property situated within the highly desirable New Town area.

This beautifully bright and spacious home retains many period features such as intricate cornicing, single glazed windows, wooden flooring and original panelled doors.

The accommodation comprises of a large welcoming hallway, living room with a woodburner and sensational views of the Edinburgh skyline, and a generous kitchen/dining room with Edinburgh Press.



## KEY FEATURES



Third floor flat on quiet street



Three bedrooms



Well maintained communal garden



Permit holder and pay and display parking available

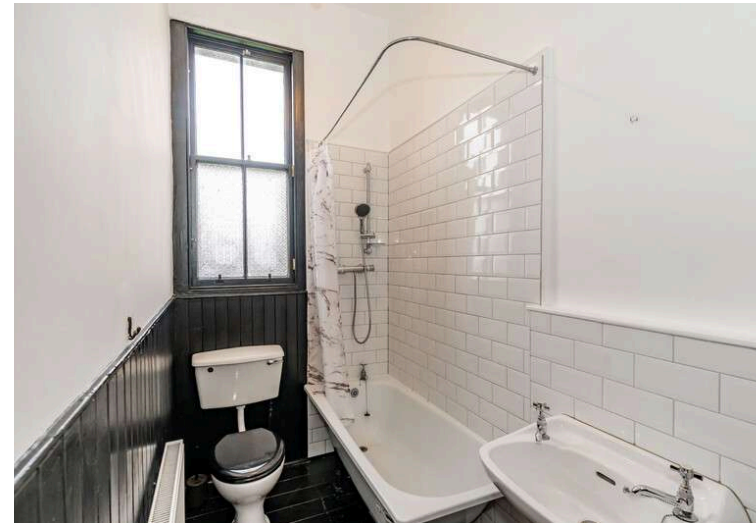


Highly sought after New Town location



Excellent amenities, all accessible on foot





The apartment also hosts three bedrooms, two generous versatile boxrooms and a three piece suite bathroom with overhead shower. The property further benefits from gas central heating and a secure entry system.

Externally is a well maintained communal garden to the rear of the building and both permit holder and pay and display parking is available on the street.

All blinds, light fittings, integrated appliances and fitted flooring is included in the sale price.





## THE LOCAL AREA

The property is situated in a desirable New Town location, a stones' throw from the city centre and Stockbridge, with its fashionable bars, cafes and popular weekend market.

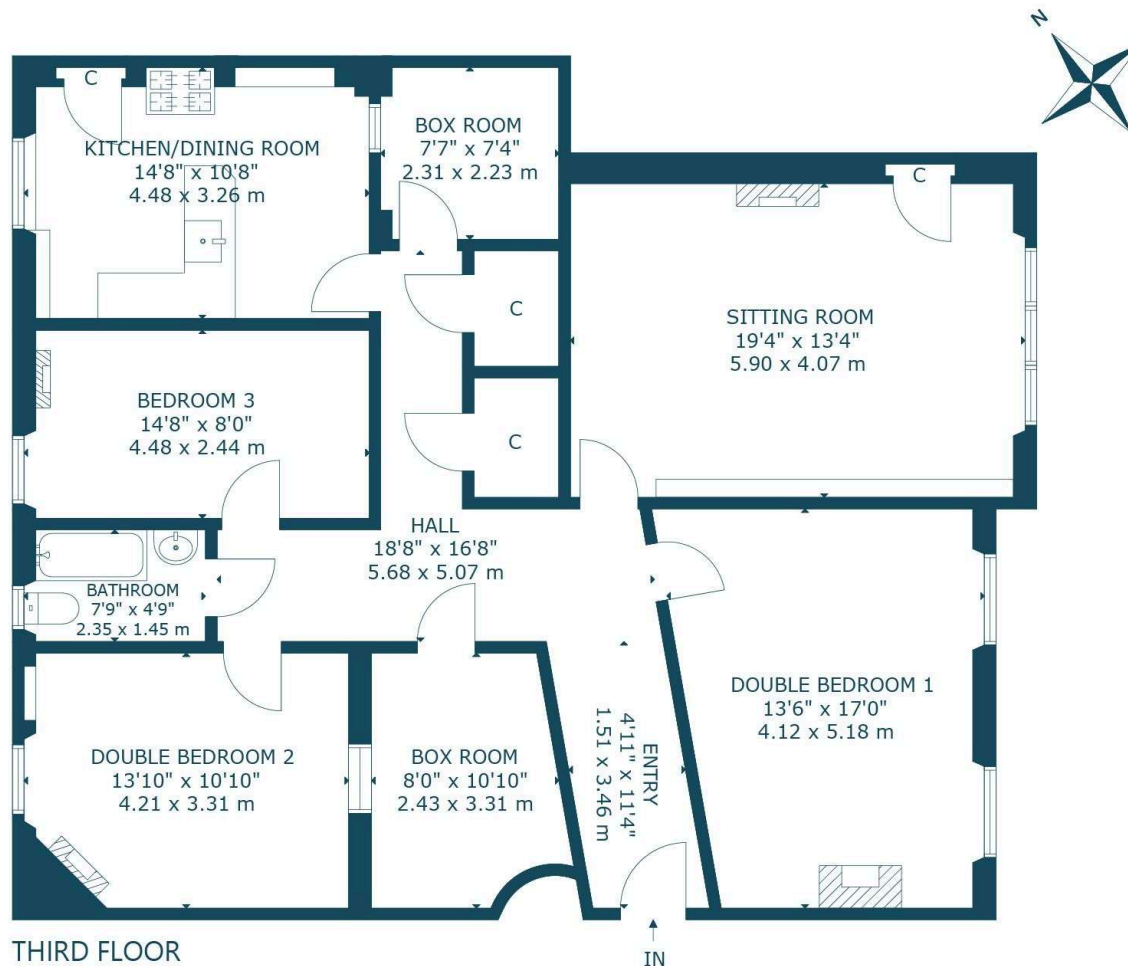
There is a Tesco Express, and Margiotta Food and Wine on nearby Dundas Street, and the popular pubs The Wally Dug, Hamilton's, and The Cumberland are within walking distance. Princes Street, George Street, and the newly opened St James Quarter is just over 15 minutes' walk.

The area offers a host of green spaces including George V Park, Inverleith Park and The Royal Botanic Gardens are in walking distance . Recreational opportunities await at Glenogle Swimming Centre, Drummond Lawn Tennis Club and Bannatyne Gym, all within walking distance.

Waverley Railway Station, Edinburgh Bus Station, and the Tram link to Edinburgh Airport are a little over 15 minutes' walk or a 5 minute bus journey from Dundas Street







14/6 EYRE CRESCENT, STOCKBRIDGE, EDINBURGH, EH3 5ET  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,382 SQ FT / 128 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.