










Offers Over  
**£235,000**

## 17/8 Eyre Place

New Town | Edinburgh | EH3 5EW

A stylish first floor apartment, centrally located in the highly desirable New Town. Within walking distance of Edinburgh's City Centre and all it has to offer, this property is in true move in condition with the added benefit of private parking and will particularly appeal to first time buyers and professionals, with viewing being highly recommended.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal gardens
-  Allocated parking space
-  EPC rating – C
-  Council tax band – D



## Description

In true move in condition, the accommodation briefly comprises of hallway with entryphone system and two storage cupboards (one of which houses the freezer and washing machine), bright and airy lounge/dining room with a leafy corner outlook over the communal gardens, a contemporary kitchen with a range of sleek white base units with co-ordinated worktops and subway style splashback tiling, a double bedroom with a built in wardrobe and a modern bathroom with a shower over the bath.

The property further benefits from electric heating, installed in 2019 with Bluetooth control and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the electric hob and oven, fridge, freezer, washing machine and integrated dishwasher,

## Gardens & Parking

The property is surrounded by delightful, well maintained communal gardens and there is an allocated parking space within the resident's car park. There is also a communal bike store.

## Factoring

The building is factored by James Gibb at a cost of approximately £200, payable quarterly and this includes the upkeep of the communal areas and garden grounds, and also includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





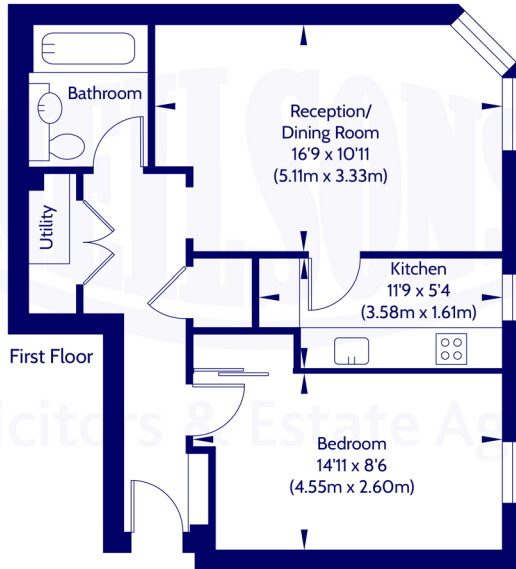
## Location

The property is located in Edinburgh's iconic New Town, with its famous cobbled streets, spectacular architecture and superb amenities. There are a wide variety of cafes, shops and restaurants on the doorstep and the heart of the City and all the fantastic facilities therein are only a short walk or bus ride away. Both Princes and George Street are within close proximity together with the recently completed St James Quarter, which houses a fabulous range of popular High Street retailers and places to eat. The trendy neighbouring district of Stockbridge is also home to a wealth of amenities. There are a variety of beautiful green spaces within walking distance including The Royal Botanical Gardens and Inverleith Park, together with pleasant walks along the Water of Leith towards the Dean Galleries.





Approx. Gross Internal Floor Area 48.19 Sq M / 519 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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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