

**78 Eyre Place
Edinburgh EH3 5EZ**

Offers Over £255,000

- 2 bed Main door flat
- Sought after location
- Lounge/dining room with decorative fireplace
- 2 double bedrooms with storage
- Modern breakfasting kitchen
- Shower room with two piece suite
- Gas central heating & double glazing
- Communal garden

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



2 Bed Maindoor Flat

Situated in the heart of Canonmills, this well presented two-bedroom main door flat offers a superb opportunity to acquire a centrally located home in one of Edinburgh's most desirable neighbourhoods. Ideally positioned just a short walk from the excellent cafés, restaurants and independent shops of Canonmills and nearby Stockbridge this is an ideal home for professionals, couples or investors alike.

The property comprises a private main-door entrance leading into a spacious lounge/diner, offering excellent space for both entertaining and relaxing. A decorative fireplace creates a warm and inviting focal point within the room. There is a generously sized double bedroom with useful storage, stairs lead to the basement level where you will find a modern breakfasting kitchen. Designed with both style and functionality in mind, the kitchen serves as a central gathering space and features an electric oven and hob, along with ample wall and floor-mounted storage units. A hallway provides access to the master bedroom, which enjoys an outlook towards the rear garden, the modern shower room features a walk-in shower and two-piece suite. Two additional storage cupboards offer further practical space. Further benefits include double glazing, gas central heating, and access to a well maintained communal garden, perfect for enjoying outdoor space in a peaceful setting.

Canonmills is a well-established district north of Edinburgh City Centre, situated between New Town and Inverleith, the area provides a wide selection of independent cafés, bars, restaurants, and local supermarkets, with the vibrant area of Stockbridge also close by, offering further shopping, dining, and leisure options.

For those enjoying the outdoors and leisure, the scenic Water of Leith provides attractive walking and cycling routes, while Inverleith Park offers open parkland and recreational opportunities. The Royal Botanic Garden Edinburgh provides beautifully maintained gardens and botanical collections, ideal for a leisurely stroll and enjoying nature. Glenogle Swim Centre's beautifully preserved Victorian baths have served the community for over 120 years and provide swimming and fitness opportunities.

Canonmills is well-connected by bus routes to the city centre, with easy access to the Edinburgh Trams, Edinburgh Waverley Station and Edinburgh Airport, making it highly accessible for commuters and travellers.

Viewing by appointment 0131 337 1800

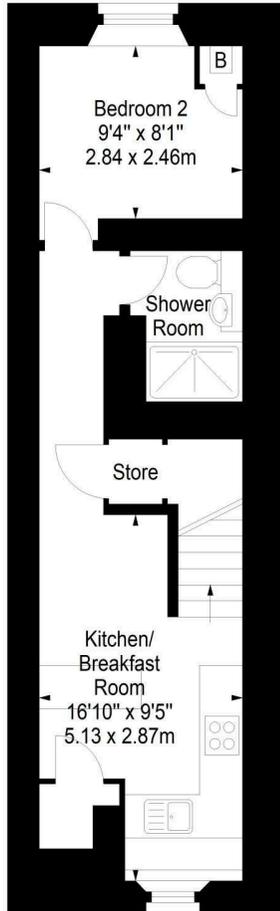
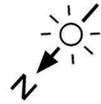




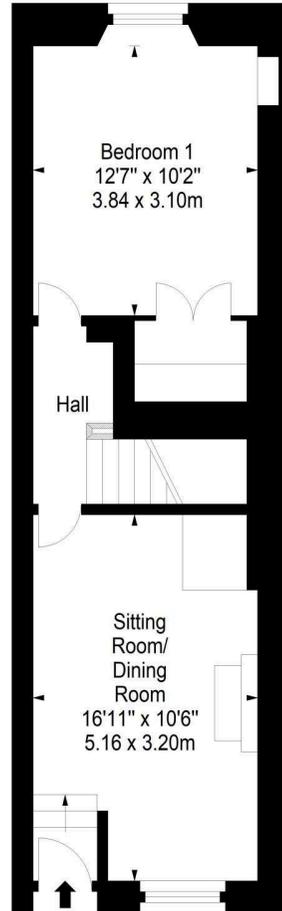
**Eyre Place,
Edinburgh,
Midlothian, EH3 5EZ**



Approx. Gross Internal Area
769 Sq Ft - 71.44 Sq M
For identification only. Not to scale.
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Lower Ground Floor



Ground Floor



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