



27/5 Eyre Place

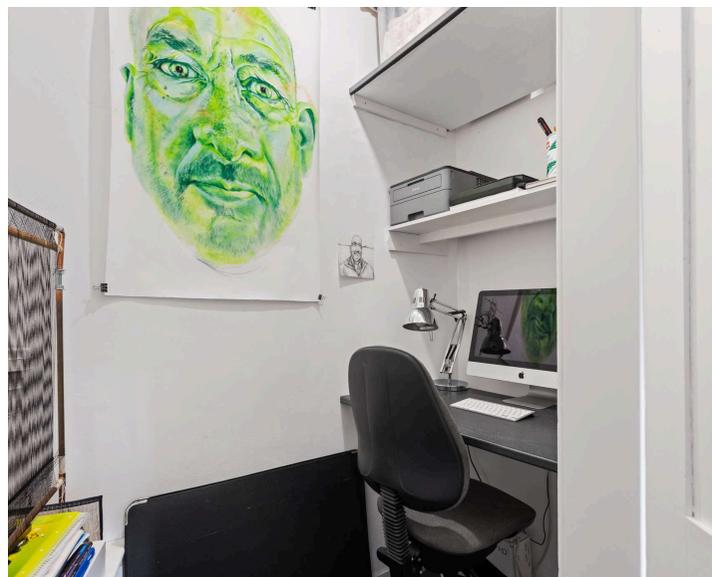
Canonmills, Edinburgh, EH3 5EX





1 bedroom top floor flat in the popular Canonmills area, close to Stockbridge.

- Sitting room
- Kitchen/breakfast room
- Double Bedroom
- Bathroom with separate WC
- Secure entryphone system
- Bright & well proportioned
- Private attic space
- Excellent location close to amenities
- Well presented & in move in condition
- Gas central heating



Offers Over:

£270,000



Further information can be found in the home report.

🏠 About the Property

Located in the popular Canonmills area and close to Stockbridge this 1 bedroom top floor flat offers an ideal home for a young professional or perhaps a pied-a-terre.

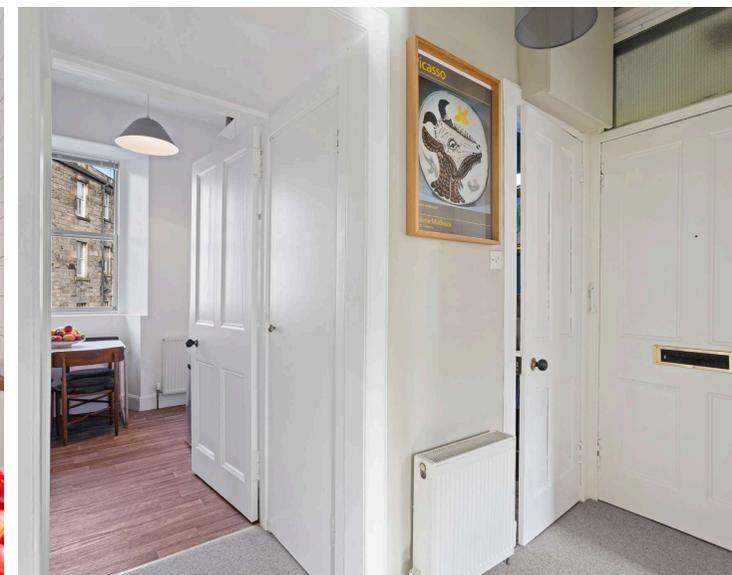
Internally the property is bright, well proportioned and presented in move in condition.

The property benefits from a private attic space which could be developed subject to planning & consents

Further benefits include gas central heating, secure entryphone and a communal garden.

⊕ Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds in addition to the white goods within the kitchen - oven, hob, dishwasher, fridge/freezer & washing machine.





📍 Location

Canonmills is situated just to the north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street, George Street and St James Quarter. It offers all the convenience of city centre living combined with the benefit of good local amenities and an array of high quality restaurants, bars and shops in the surrounding area, especially on nearby Broughton Street.

Excellent shopping facilities can be found at Multrees walk and leisure facilities at the Omni include a multi-screen cinema and Nuffield Health Fitness & Wellbeing Gym. The delightful open spaces of the Royal Botanic Gardens, Inverleith Park, King George V Park and the impressive Water of Leith walkway and cycle path are also within close proximity.

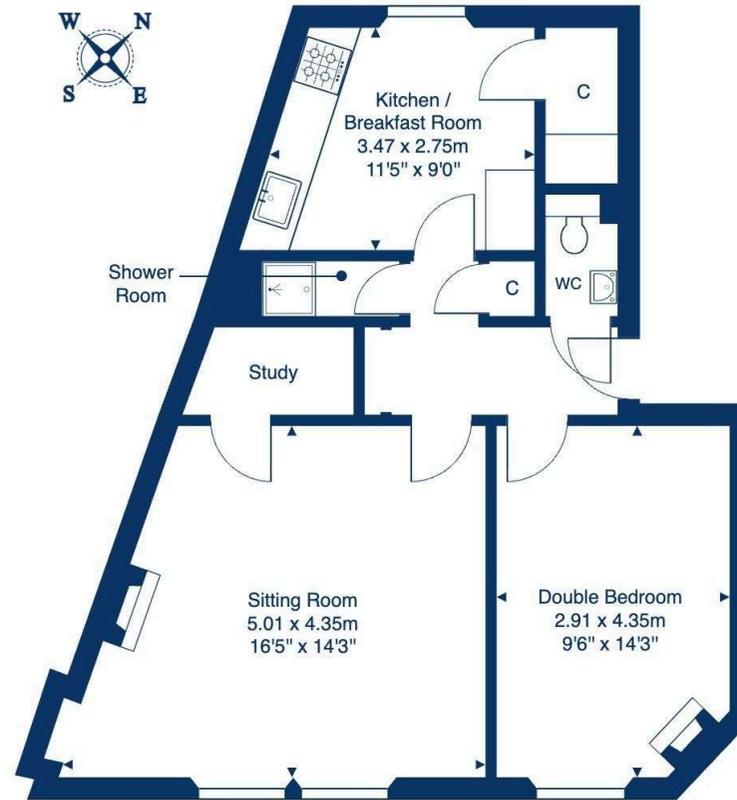
There are excellent bus services to the city centre, and the tram terminus at York Place, Waverley rail station and St Andrews Square bus station are also within walking distance





Floor Plan

27/5 Eyre Place, Edinburgh, EH3 5EX



Second Floor

Total Area: 55.9 m² ... 602 ft²

All measurements are approximate and for display purposes only.



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