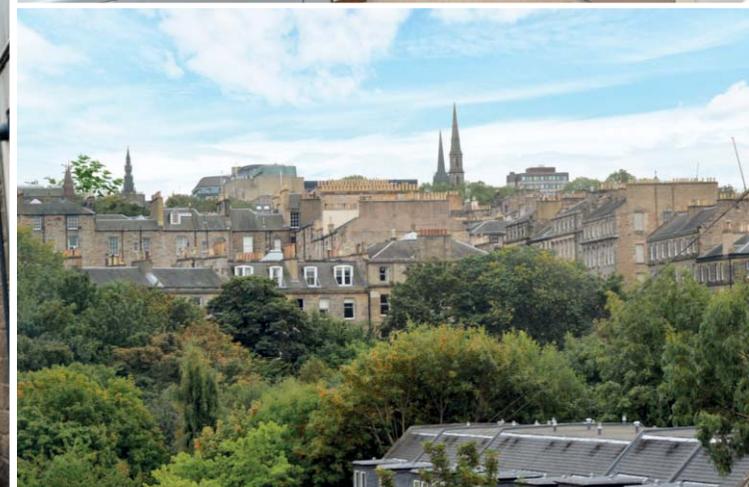


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espc

76/16 (3f4) EYRE PLACE, EDINBURGH, EH3 5EZ

1 BEDROOM | 1 BATH | EPC F

Location

Lying just north of Edinburgh's historic Georgian New Town, this third floor apartment is at the east end of Eyre Place. This is an extremely popular residential area with an array of amenities including excellent restaurants, bars, cafes, shops and boutiques. There is supermarket shopping and the City Centre is within a short walk. There are excellent bus links to the City Centre and beyond. There are a diverse range of leisure facilities available with Inverleith Park, the Botanic Gardens and Water of Leith all close at hand.

Accommodation

- Entrance hall with storage off
- Lounge
- Separate fitted kitchen
- Double Bedroom
- Showerroom
- WC compartment
- Electric Heating

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





The property forms part of a traditional sandstone tenement in one of Edinburgh's most popular residential areas. The flat is bright and spacious although it does now require a programme of modernisation, upgrading and redecoration.

The accommodation is bright and spacious with the lounge having a recessed window with open views across the City. The kitchen is of generous proportions but does now require upgrading. The kitchen opens off the lounge and has a window to the side.

There is a well-proportioned double bedroom, again with rooftop views across the City. There is a separate showerroom and WC.



