



23/1 Eyre Crescent
Edinburgh
EH3 5EU



Home Report
Value: £530,000



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Eyre Crescent
Canonmills





description

Fabulous C Listed first floor flat within this quiet horse-shoe crescent located in the quiet Canonmills area of the City, just opposite King George V Park, on the edge of the New Town. With a wealth of period features, the impressive accomodation comprises entrance hall with stained glass windows around the front door, 3 storage cupboards and painted floorboards, a beautiful bay windowed sitting room with open views to the Crescent featuring a period fireplace, decorative cornice, ceiling rose and painted floorboards, a modern dining kitchen with integrated appliances with leafy views over the communal garden, a useful boxroom off, with large fitted storage and plaform bed above, with painted floorboards and the original servant bells, double bedroom to the front with twin window, marble fireplace, decorative cornice and painted floorboards, two further double bedrooms (one with feature fireplace), both located to the rear and a modern bathroom with white suite, thermostatic shower fitting, timber panelling and modern "Metro" style tiles. There is also a well maintained communal garden to the rear. Overall, this is an excellent example of traditional features blended with modern convenience and is offered for sale in move in condition throughout.

accommodation

- Reception hall
- Bay windowed sitting room
- Dining kitchen with box room off
- Three double bedrooms
- Bathroom with white suite
- Communal garden
- Leafy open views

additional information

Items to be included in the price:
Cooker, washing machine & dishwasher and ceiling light fittings



the locality

Located in the quiet suburb of Canonmills, on the edge of the New Town which is a UNESCO World Heritage Site in the heart of Edinburgh and forms part of the New Town Conservation Area. A cosmopolitan range of boutique shops, independent bars and restaurants are within easy reach in the City Centre including the new St James Quarter and Harvey Nichols, Multrees Walk, and George Street. The popular area of Stockbridge is within a short walk and offers a range of speciality shops, deli's, bistros and popular bars. For larger shopping facilities, there are Tesco and Lidl supermarkets at Canonmills and a Waitrose in Comely Bank. The large green spaces of The Royal Botanic Gardens, Inverleith Park, George V Park and the Water of Leith Walkway are all nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible as is the tram network which runs through the city centre to the airport.



