



cameron stephen

& co.



64 Eyre Place,
Edinburgh
EH3 5EJ



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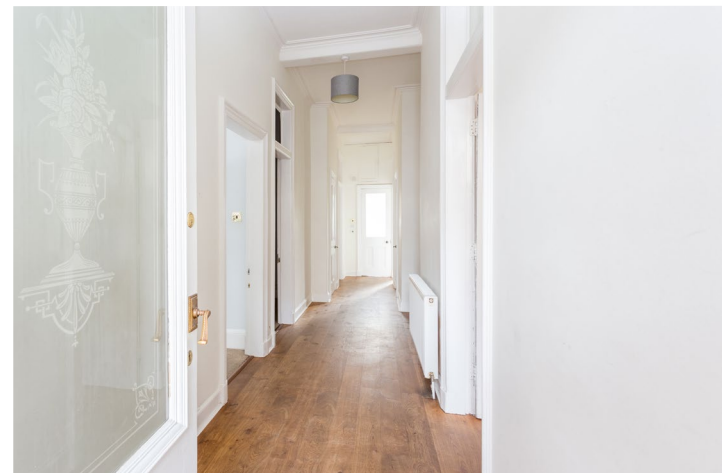
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Main Door Flat



Photos have been virtually staged - May 2025



accommodation

- Entrance vestibule
- Reception hall
- Sitting room
- Dining kitchen
- Two double bedrooms
- Large boxroom
- Bathroom

features

- Gas central heating
- Partial double glazing
- Communal rear garden
- Original features
- Good storage
- Excellent location

description

Bright and spacious main door flat, forming part of a traditional Victorian tenement. Highly sought after location, on the edge of the New Town Conservation area with King George V Park just around the corner and a vibrant local community in Canonmills. The accommodation comprises entrance vestibule with Terazzo tiled floor and decorative glazed door to the reception hall with wooden overlay floor, sitting room / dining room with modern shutters and decorative cornice, fitting dining kitchen with walk in utility cupboard, master bedroom with wardrobes and modern shutters, second double bedroom with feature fireplace, quietly located to the rear, large box room, previously used as a nursery, three additional storage cupboards, with generous storage, and modern bathroom with white suite, heated floor and thermostatic shower fitting over the bath. There is communal garden to the rear (accessed via No 62). Overall, this is a superb City Centre apartment which must be viewed to be fully appreciated.



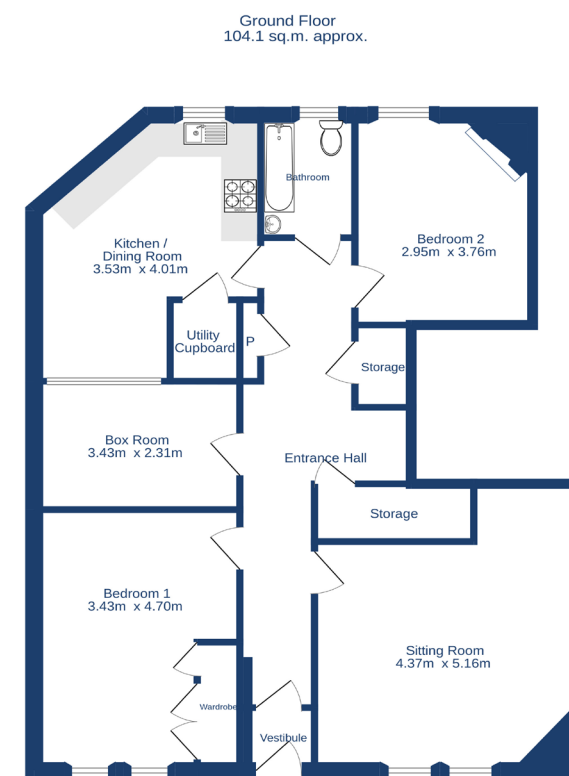
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Home Report
Value: £360,000

Items to be included in the sale price:

Ceiling light fittings, shutters, kitchen appliances.



TOTAL FLOOR AREA: 104.1 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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