

31a Eyre Place, New Town, Edinburgh, EH3 5EX



Description

Situated on the basement level of a Victorian tenement in the highly sought after New Town, this beautifully-proportioned flat strikes the perfect blend of period charm and modern interiors boasting a true move-in standard with beautifully-styled, contemporary interiors. Desirably located with a wealth of amenities on the doorstep, the flat offers an enticing opportunity for city professionals and couples. Approached via a secure shared stairwell the front door opens into a

- Central reception hallway with good built-in storage facilities
- Splendid open plan living/dining room/kitchen featuring a contemporary design fitted with crisp white cabinets and timber worktops. Soft tones create a warm and homely environment for dining and socializing whilst the room also incorporates a cleverly built-in pantry cupboard
- Double bedroom with walk-in storage area
- Superbly appointed snug bed/box room/office
- Bathroom consisting of a three-piece suite with an overhead shower and a glazed screen
- High quality Karndean flooring
- Electric heating
- Secure entry system
- Communal garden to rear
- The flat also comes with the added benefit of a secure utility/store room accessed from the stair well
- Controlled parking on Eyre Place and neighbouring streets falls under Zone 6.

Extras

The oven, hob, cooker hood, dishwasher and fridge are included.

EPC Rating: F

Price and Viewing

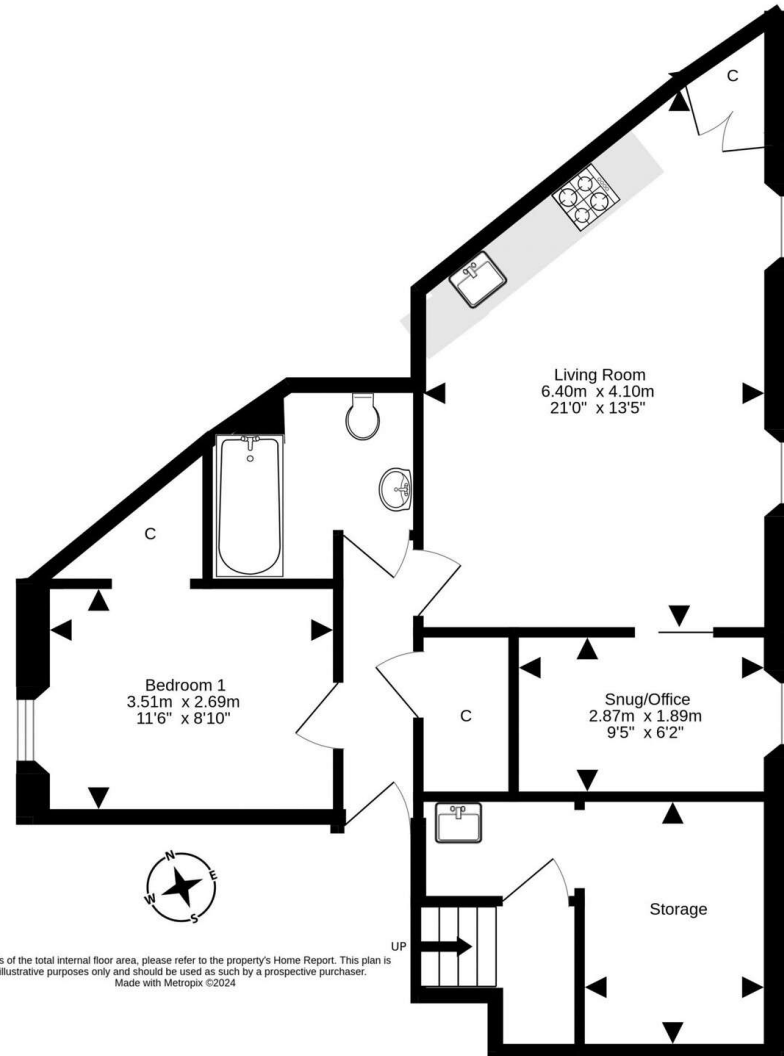
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

This New Town property is wonderfully situated within walking distance of the cosmopolitan districts of Broughton Street and Stockbridge with their fantastic array of high-quality independent boutiques, renowned restaurants, vibrant bars, and artisan stores. Alongside these choices, you also have first-class retailers and eateries to experience at the nearby entertainment and shopping destinations of St James Quarter and the Omni Centre. Away from the hustle and bustle escape to King George V Park or discover the scenic Royal Botanic Garden and Inverleith Park. Explore the Water of Leith walkway and take in the historic Dean Village and the Scottish National Gallery of Modern Art. Other recreational opportunities include the refurbished Victorian swimming baths at Glenogle Swim Centre, Drummond Tennis Club, and the historic Grange Club with squash, hockey, tennis, and cricket. Daily shopping needs are well catered with a Tesco Supermarket and Lidl Supermarket just five minutes' walk away, in addition to a Margiotta Food and Wine and a Tesco Express on Dundas Street. There is also a Waitrose at nearby Comely Bank. Primary and secondary schooling includes Stockbridge Primary School and Broughton High School. It is well-placed for some of the city's finest private schools including Edinburgh Academy, Fettes College, and George Heriot's School. Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.





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