

1 (1f1) Eyre Place, New Town, Edinburgh, EH3 5ES





## 1 (1f1) Eyre Place | New Town | Edinburgh | EH3 5ES

---

### Description

A generously proportioned and bright first floor flat which forms part of B-listed Georgian tenement situated in Edinburgh's prestigious New Town allowing residents to benefit from most prized eateries and boutiques the city has to offer. Now requiring modernisation and upgrading, the property benefits from all the charms of period architecture including spacious rooms, high ceilings and a flood of light from traditional sash windows featuring working shutters. The property offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces and superb amenities.

### Features

- Central reception hallway
- Drawing room
- Kitchen with adjoining utility room
- Two generous double bedrooms
- Bedroom 3
- Box room
- Bathroom
- Gas central heating
- Secure entry system
- On street permit parking

### Extras

The light fittings, cooker, washing machine, fridge/freezer and step ladders in the box room are included.

**EPC Rating: C**

### Price and Viewing

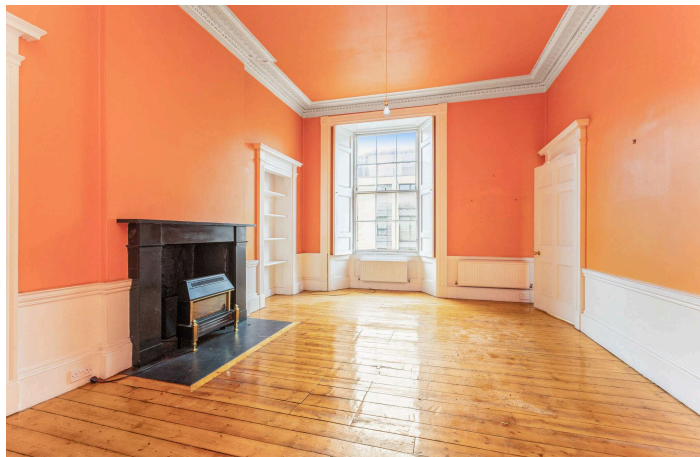
For price and viewing information or further details on this property please contact us on 0131 557 3188.



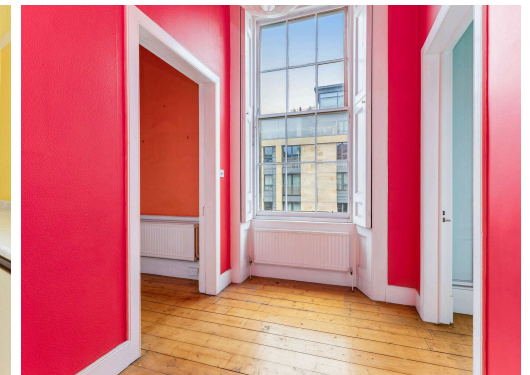
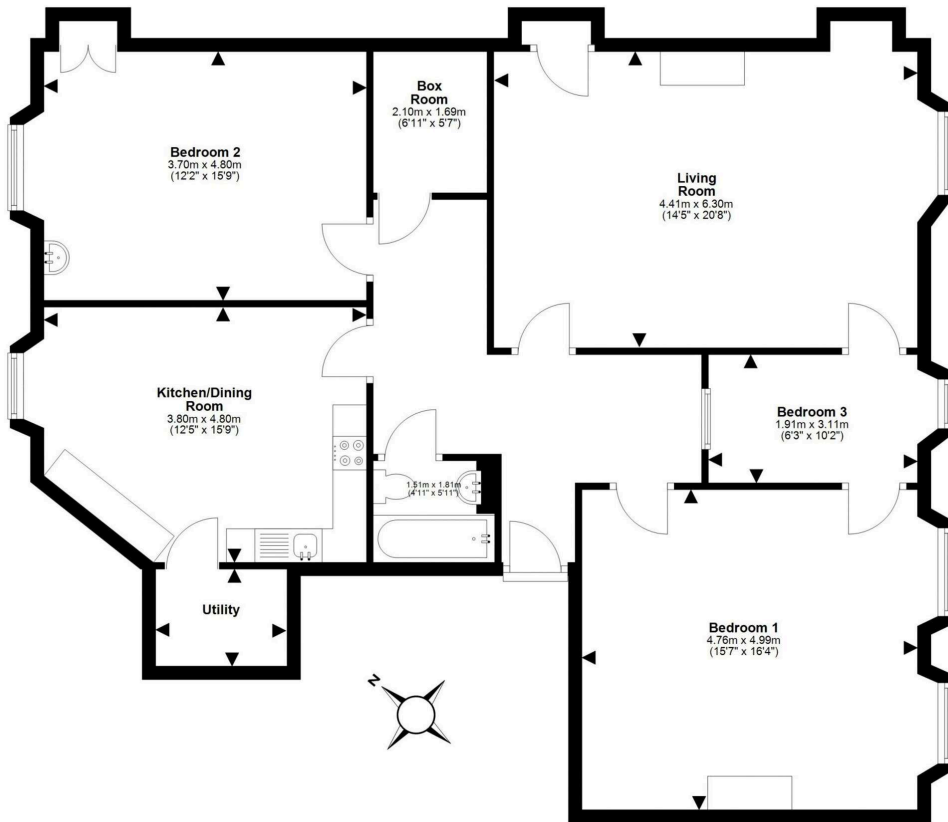


### Location

Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, Brandon Street is a highly desirable residential New Town Conservation area within walking distance of Princes Street, George Street, and the West End, making it ideal for business and pleasure. Local shops and cafés cater for everyday needs, with vibrant Stockbridge nearby offering further bistros, bars, cafés, restaurants, boutiques, galleries, and delis. More extensive shopping is available with a Tesco Supermarket in Canonmills, Waitrose supermarket at Comely Bank, and a Sainsbury's supermarket, Boots, and M&S at Craighleith Retail Park. There are excellent primary and secondary schools nearby, serving both the state & and private sectors. Recreational amenities in the area include the Water of Leith Walkway, Royal Botanic Gardens, Inverleith Park, Drummond Tennis Club, Glenogle Swim Centre, and National Galleries of Scotland. The new St James Quarter with a range of high street shops and restaurants is within walking distance, as well as the Omni Centre leisure complex with restaurants and the Vue Omni cinema and Edinburgh Playhouse. Waverley and Haymarket Railway stations, and Edinburgh Bus Station are all a short walk away, with local buses and trams running across the city and to surrounding areas. Edinburgh City Bypass is accessible, giving access to major motorway networks, Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.







**Connor  
Malcolm**

1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**