



Solicitors & Estate Agents










Fixed Price

**£290,000**

## 62 1F3 Eyre Place

Canonmills | Edinburgh | EH3 5EJ

Neilsons are delighted to offer on to the market this generously proportioned first floor flat, which forms part of a handsome period terrace, enjoying a central, high amenity location, in the Capitals popular Canonmills area.

-  2 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Shared garden
-  EPC rating – C
-  Council tax band- C



## Description

The property has excellent potential to upgrade and remodel into a modern open space between the kitchen, hallway and reception room, subject to containing the necessary consents.

The accommodation briefly comprises: entrance hallway with built-in storage, bright and spacious bay fronted reception room which has been decorated in a fresh neutral tone and features wood flooring and ornate cornice work, kitchen fitted with a range of white base and wall mounted units/coordinated worktops and tiling to splash areas, two spacious rear facing double bedrooms, both with a pleasant open outlook, and tiled bathroom with three piece white suite and over-bath electric shower.



## Extras

All white goods, integrated appliances, light fittings and floor coverings will be included.

## Gardens and Parking

There is a good-sized shared garden located to the rear of the building which backs on to a peaceful cobbled lane. Ample on-street permit parking is available nearby.

## Viewing

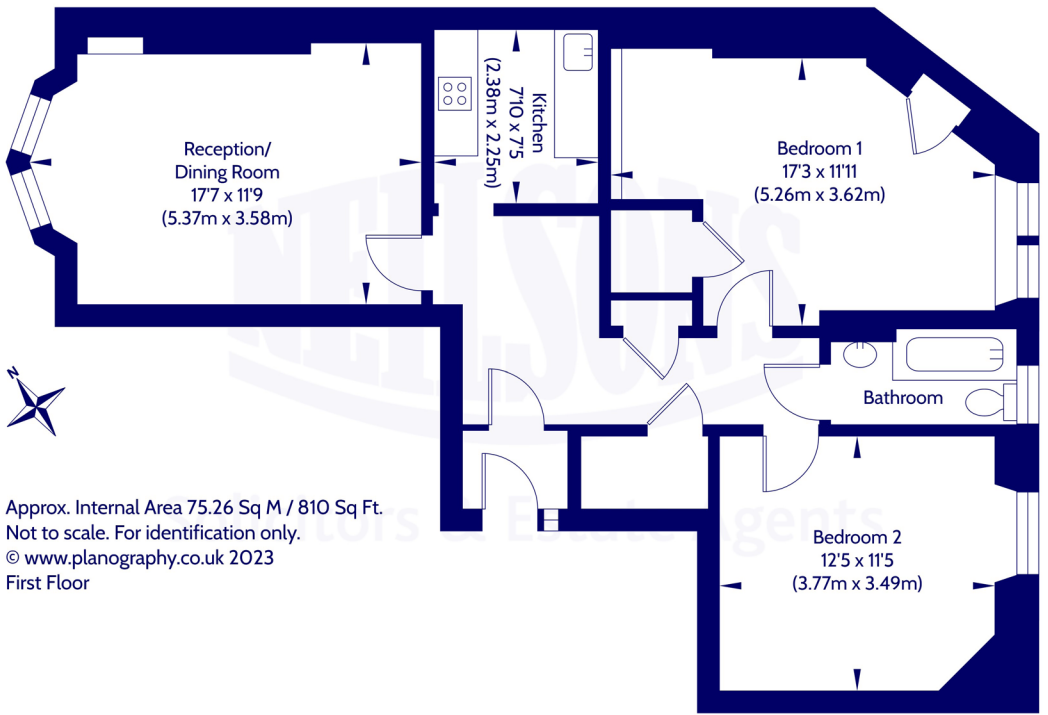
By appointment through Neilsons (0131 625 2222).





## Location

The property is situated in the desirable Canonmills area of the city close to a wide variety of cosmopolitan bars, restaurants and specialist shops on nearby Broughton Street, Canonmills and Inverleith Row together with a local Tesco and Lidl supermarket. Local leisure and recreational facilities include the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. The capital's vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.



Approx. Internal Area 75.26 Sq M / 810 Sq Ft.

Not to scale. For identification only.

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First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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