





Welcome

11/1 Eyre Crescent is a charming well-proportioned first floor, four-bedroom property situated within the highly desirable New Town area of the City, which is a UNESCO World Heritage Site and part of New Town Conservation Area.

This beautifully bright and spacious home retains many period features such as intricate cornicing and single glazed sash and case windows.

The accommodation comprises a large welcoming hallway, living room with a marble fireplace with gas fire which makes a welcoming focal point. Other features in the living room include a Home Cinema, set-up with projector and electric drop-down screen. Electric curtains in the living room are also included in sale.

The generous kitchen comprises of wall and base units with co-ordinating work surfaces. A ceiling clothes electric pulley. Additional storage with an Edinburgh Press and a larder just off.

The apartment also hosts four-bedrooms. Master bedroom with fireplace. Three further bedrooms, two further doubles and a single which could be used as a study.

The family bathroom has a three-piece suite with bath and overhead shower. An additional shower room with double shower base, w.c, sink and ladder radiator and also has integrated speakers installed.

Ample storage cupboard available throughout.

The property further benefits from gas central heating and a secure entry system.

Externally is a well-maintained communal garden to the rear of the building and both permit holder and pay and display parking is available on the street. All blinds, light fittings, integrated appliances and fitted flooring is included in the sale price.

Viewing highly recommended.

To arrange a viewing, Call agent, [Jacquie Sandison](mailto:jacquie.sandison@nhs.uk) on 07884 247419.







New Town

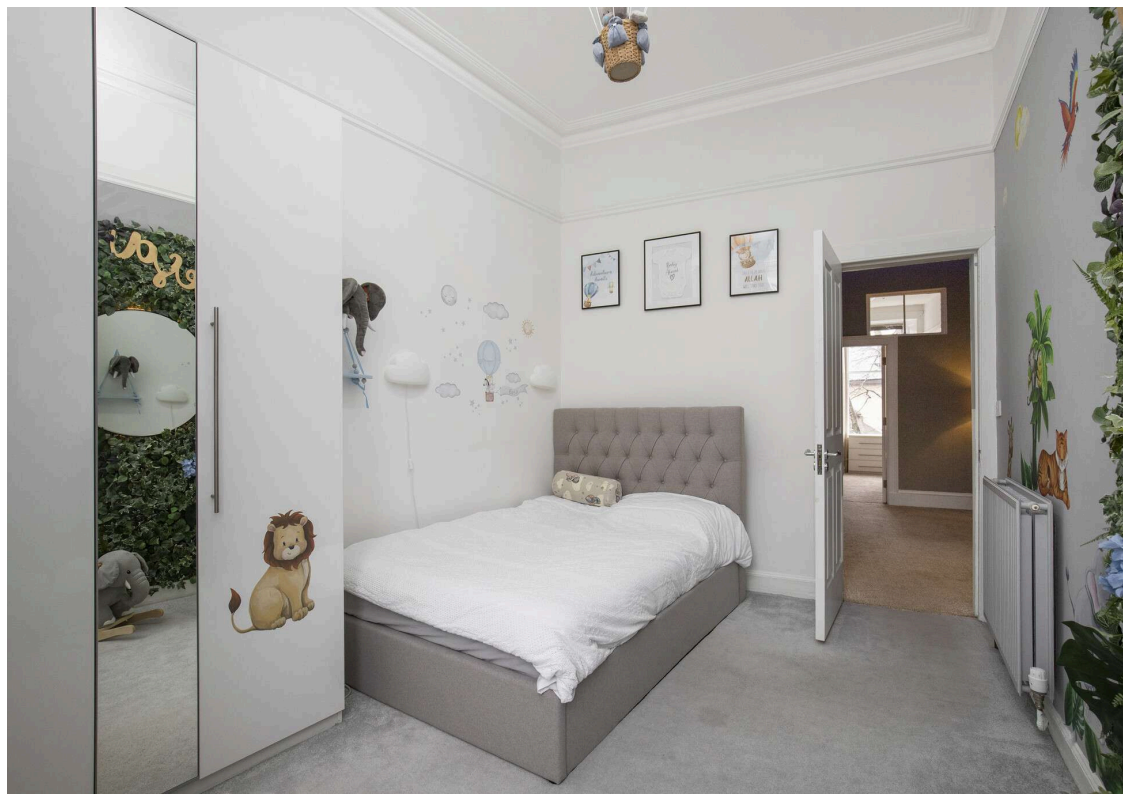
The property is situated in the desirable Cannonmills location of New Town, a stones' throw from the city centre and Stockbridge, with its fashionable bars, cafes, and popular weekend market. There is a Tesco at Cannonmills, and Margiotta Food and Wine on nearby Dundas Street. Princes Street, George Street, and the newly opened St James Quarter is just over 15 minutes' walk. The area offers a host of green spaces including George V Park, Inverleith Park and The Royal Botanic Gardens are in walking distance.

Recreational opportunities await at Glenogle Swimming Centre, Drummond Lawn Tennis Club and Bannatyne Gym, all within walking distance. Waverley Railway Station, Edinburgh Bus Station, and the Tram link to Edinburgh Airport are a little over 15 minutes' walk or a 5-minute bus journey from Dundas Street.

Extras

All blinds, light fittings, integrated appliances and fitted flooring is included in the sale price, along with the Home Cinema, set-up with projector and electric drop-down screen and Electric curtains.





Get in touch

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CHARTERED FIRM

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