




COULTERS®

48 GF2 EYRE PLACE

CANONMILLS, EDINBURGH, EH3 5EJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Occupying the ground floor of a Victorian tenement within Edinburgh's prestigious New Town this two-bedroom apartment in excellent move-in condition is ideal for a comfortable modern lifestyle. Moments from King George V Park, and a short walk from fashionable Stockbridge and the City Centre, this much-loved home will appeal to a wide audience from first-time buyers, through to professionals and investors.

There is a beautifully presented living room with wooden flooring, cornicing and stylish louvred shutters, in addition to ample space for a table and chairs.

KEY FEATURES



Well presented ground floor flat.



Two charming bedrooms, both with built in storage cupboards.



Direct access to the delightful shared rear garden.



On-street residents parking.



Located in Edinburgh's prestigious New Town.



Within a short walk of local supermarkets, independent retailers and cafes.



EPC Rating - D



Council Tax Band - D



With direct access to the rear garden, the sleek fitted kitchen has neutral handleless wall and floor mounted cabinetry, worktops, and integrated appliances including an extractor hood, fridge/freezer, gas hob, and eye-level double oven. The kitchen tap also provides boiling water. The light-filled principal double bedroom has an elegant interior including carpeting, white louvred shutters, a bespoke window seat, and cornicing. The room also benefits from built-in storage. A second single bedroom has wooden flooring and a sash and case window, along with a high level cupboard. The well-appointed walk-in shower room has a hidden cistern WC, and washbasin built into a vanity unit. Heating and hot water are provided by gas central heating. There are two large storage cupboards in the hall, one of which contains the washing machine and there is also an intruder alarm.

There is direct access from the kitchen to the delightful, rear shared garden which is mainly laid to lawn with seating, a drying green, and established bushes and shrubs. Resident's on-street (permit and metered) parking is available outside.





THE LOCAL AREA

Situated to the north of Princes Street, Edinburgh's New Town is a UNESCO World Heritage Site and conservation area. Princes Street, and George Street are within roughly a fifteen minute walk of the property as is St James Quarter and Multrees Walk.

There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument. Fantastic recreational opportunities within walking distance include Bannatyne's Health Club on Queen Street and the exclusive gym & spa at Kimpton Charlotte Square.

The area offers a host of green spaces including King George V Park, the Water of Leith walkway and the Botanic Gardens. Daily shopping needs are met by the many high street and independent local supermarkets and delis, whilst larger stores such as the Tesco at Canonmills are also nearby.

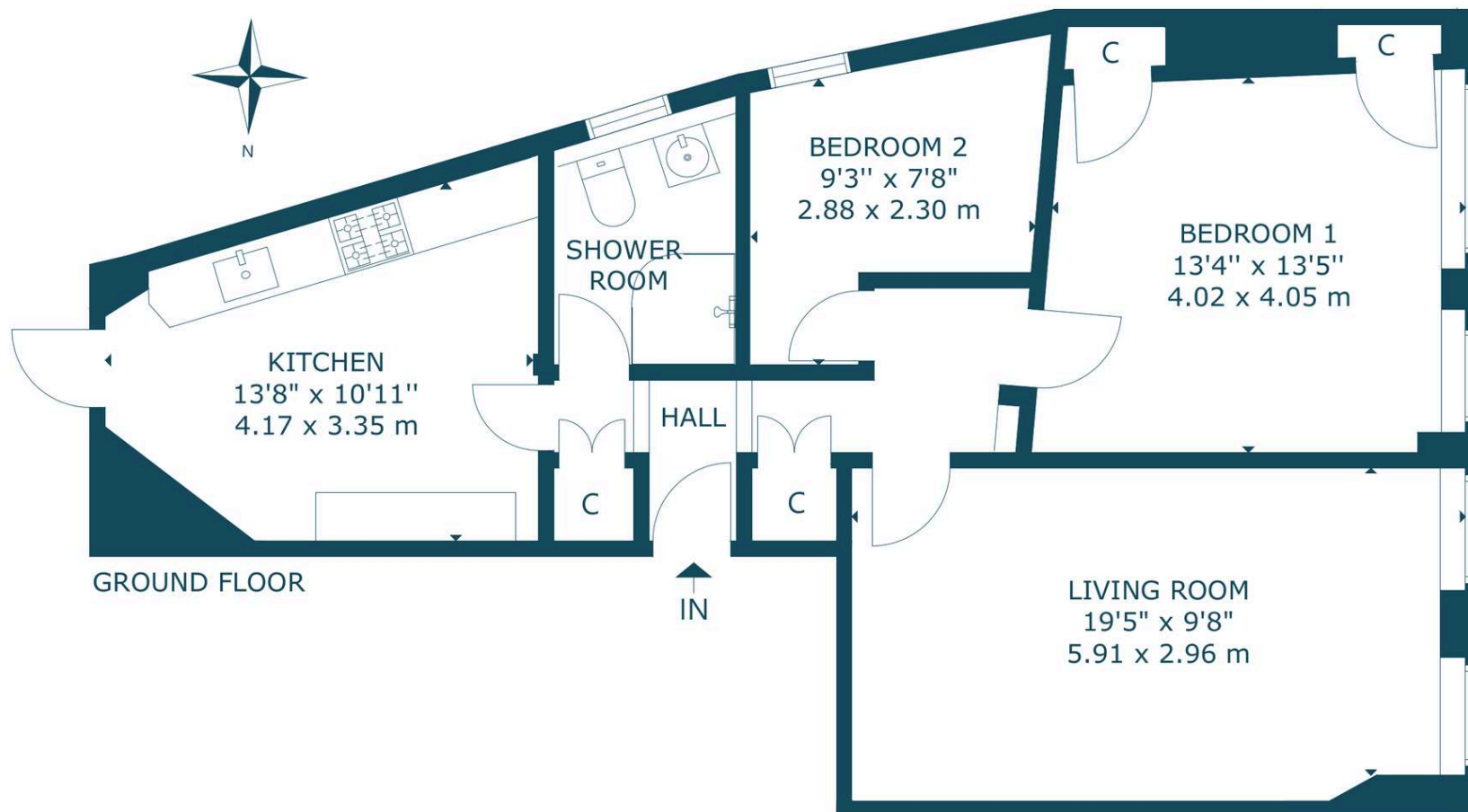
An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offer direct access Edinburgh Airport and down to the coast at Newhaven. Bus services from Dundas Street and Canonmills are also excellent and provide a quick connection to various parts of the city.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, and white goods are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £310,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 693 SQ FT / 64 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.