



25/5 Eyre Place  
NEW TOWN | EDINBURGH | EH3 5EX

  
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## 25/5 Eyre Place

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Occupying a prime position in the heart of the prestigious New Town with a lovely sunny outlook to King George IV Park, is this stylish and well proportioned traditional second floor flat. Excellent amenities are only a stroll away, with the City Centre attractions only a little further afield.

House hunters will be impressed by the light and spacious accommodation on offer in this property, with its great mix of period style features and modern fittings. A great feature is the particularly sunny outlook to front from the public room and main bedroom, across to the leafy local park.

- Superb City Centre location
- Light filled living/dining room boasting a feature fireplace
- Beautifully fitted kitchen showcasing grey Shaker style units, pale wood work surfaces and integral appliances
- Sunny principal double bedroom with corner mantelpiece and fitted wardrobe storage
- Bedroom 2
- Large shower cubicle with mixer shower fitted in shower-room
- Separate WC
- Entrance hall with stripped wood doors
- Gas central heating
- Fresh decor in late 2024
- Security entry-phone system
- Shared rear garden
- Permit parking
- Excellent amenities and transport links close to hand

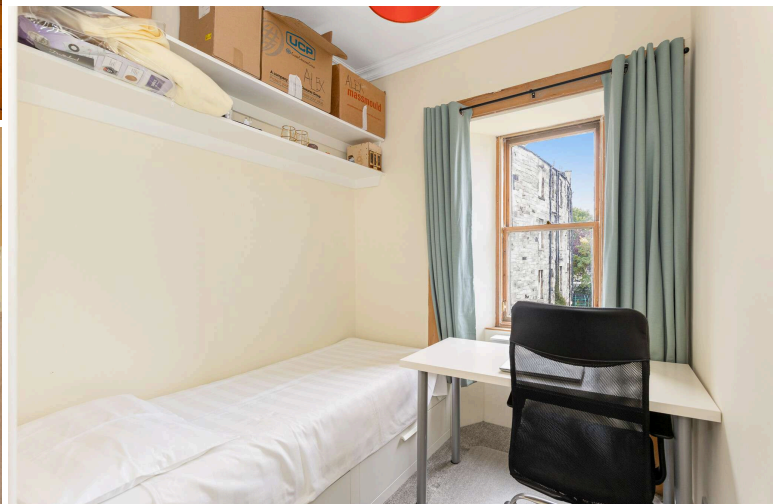
Council tax band D, Energy rating C. There is no factor associated with this property.

Extras included in this sale will be the dishwasher, washing machine and fridge/freezer.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

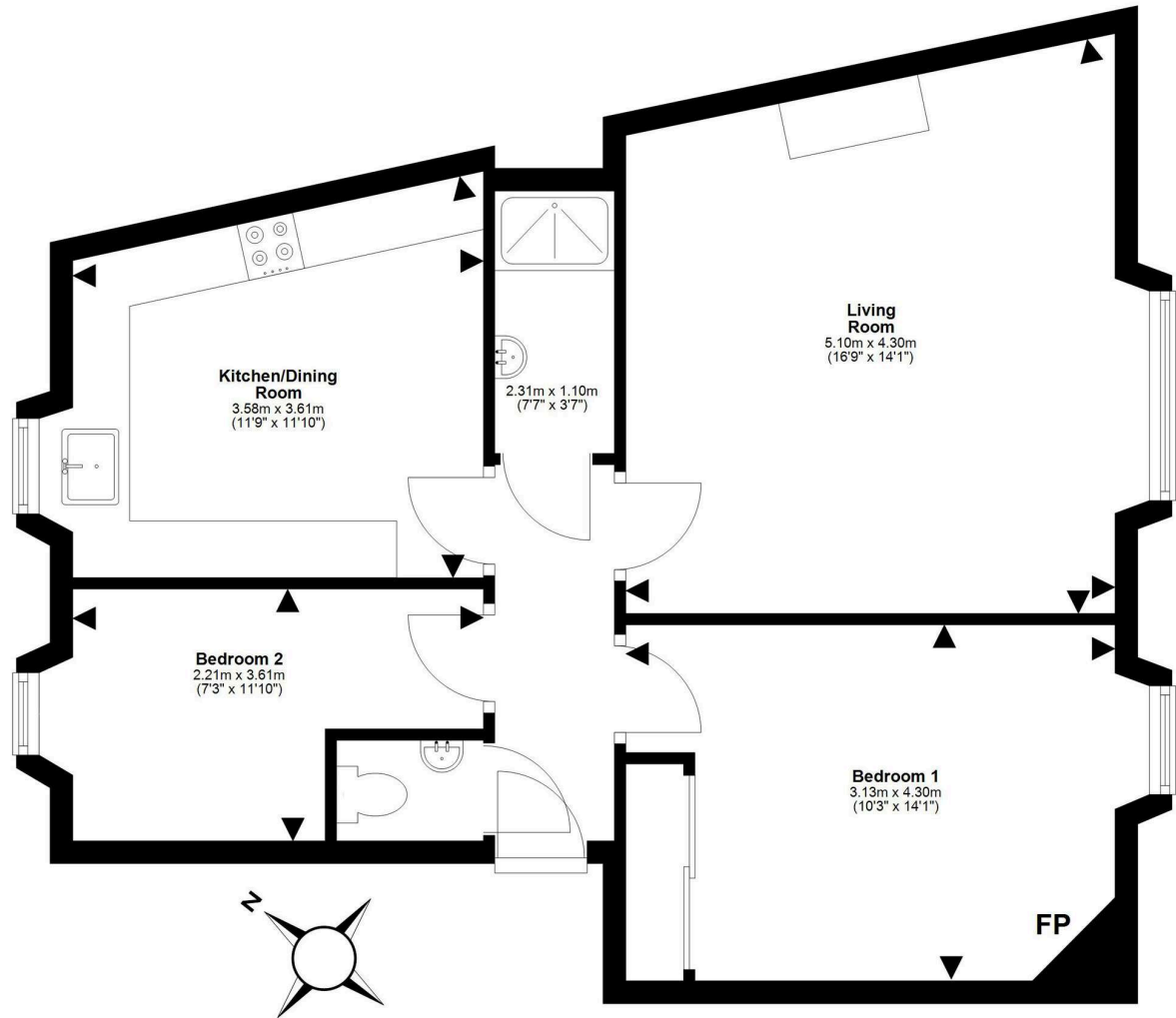


The prestigious Georgian New Town, which is only minutes walking distance from the retail and commercial City Centre, is considered a masterpiece of city planning and is a UNESCO World Heritage Site. This exclusive area enjoys all the benefits of City Centre living with a wide variety of local shops, bistros and restaurants in the nearby Dundas Street, Stockbridge and Broughton areas. Regular bus services operate to all parts of the Capital and the Tram service runs straight through the City Centre and out to the Airport. Waverley Station and St Andrews Square Bus Station are also close by. There are several private garden areas within the New Town and the Royal Botanic Gardens and Inverleith Park are easily accessible.





**Ground Floor**



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

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