

23 (flat 4) Eyre Crescent, New Town, Edinburgh, EH3 5EU



Description

Forming part of a traditional stone built Victorian crescent, is this impeccably presented three bed second floor flat of immense appeal situated in Edinburgh's prestigious New Town allowing residents to benefit from most prized eateries and boutiques the city has to offer. Benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail. The property incorporates an eclectic mix of colours, patterns, and textures, and perfectly combines modern conveniences and on-trend decor. High ceilings and tall windows ensure a great feeling of light and space throughout the property, which is much enhanced by traditional features.

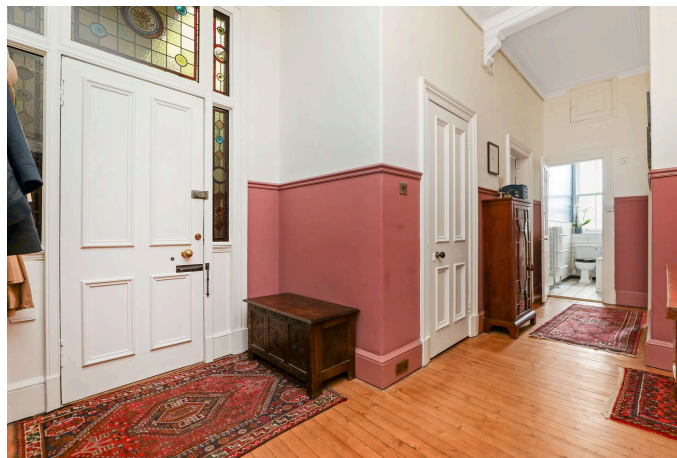
Features

- Splendid C-listed Victorian tenement in highly sought after location
- Distinguished horse shoe crescent setting
- Generously proportioned accommodation finished to a high standard
- Boasting a wealth of period features which include stain glass detailing and fireplaces
- Welcoming central reception hallway with bespoke fitted cupboard and separate utility storage
- Bay living room featuring a wood burning stove
- Stunning, ultra-sleek kitchen /dining room with adjoining streamlined pantry section
- Stylishly appointed traditional style bathroom with white suite and shower over bath
- Communal rear garden
- Gas central heating and sash and case double glazing

Extras

The integrated microwave, cooker, dishwasher, fridge/freezer, curtains and blinds are included, with additional items available for separate negotiation.

EPC Rating: C

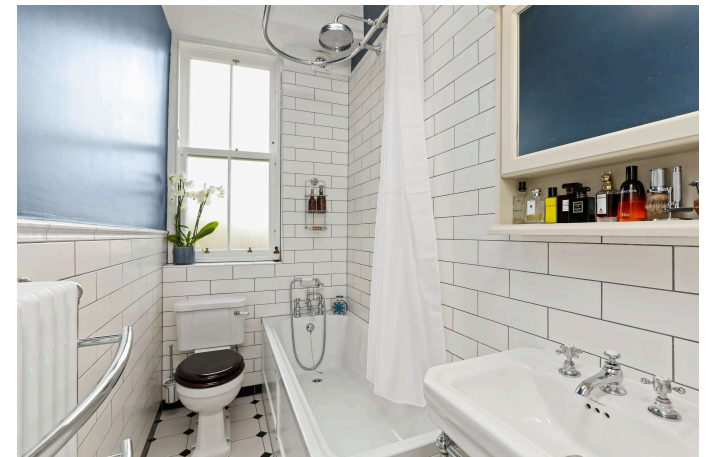


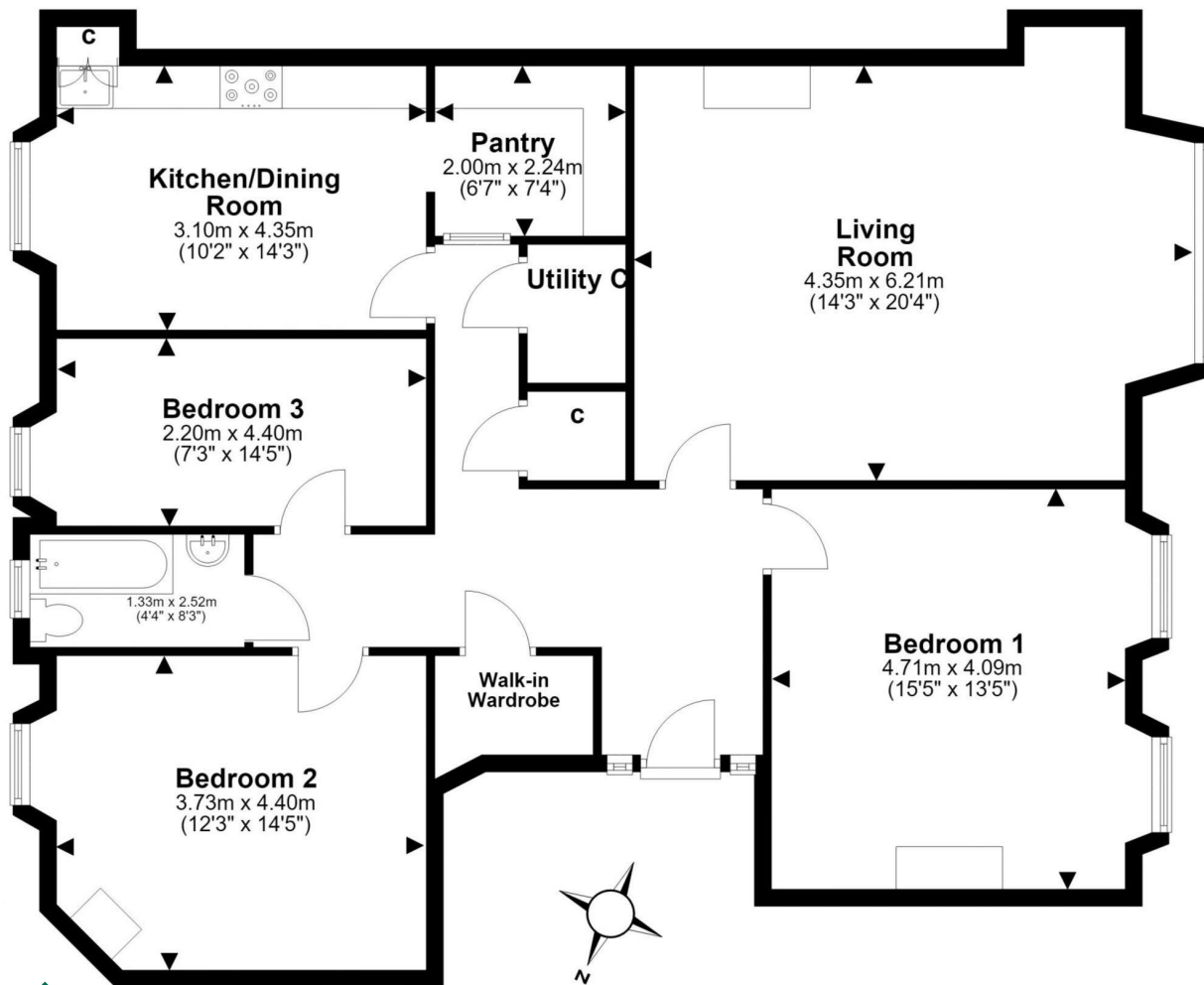
Location

Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, Eyre Crescent 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 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.

Price and Viewing

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





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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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.

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