



# 76 (1F2) Eyre Place

Edinburgh, EH3 5EZ



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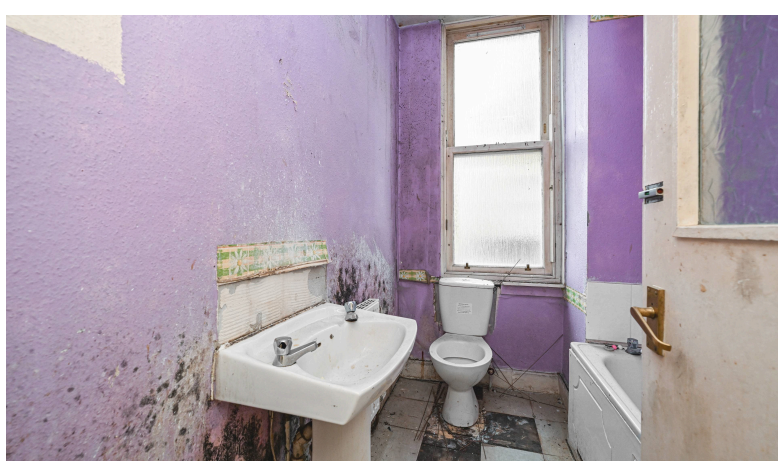


55sqm

EPC

C

**AS** Anderson  
Strathern



This first floor tenement flat offers a bright living room with kitchen, a double bedroom, a bathroom, and a versatile box room that could serve as a study or additional storage.

Tall traditional windows provide good natural light, and the flat benefits from gas central heating and timber framed double glazing. A shared rear garden adds welcome outdoor space, and secure access is provided by a communal stair with entry system.

The property requires full refurbishment, giving buyers scope to tailor the space.

On-street parking is available nearby, subject to local regulations and any permit requirements.

The flat sits just northeast of the city centre, close to vibrant Stockbridge, local cafés, shops, and excellent transport links.

### Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is sold as seen.

Council Tax band C

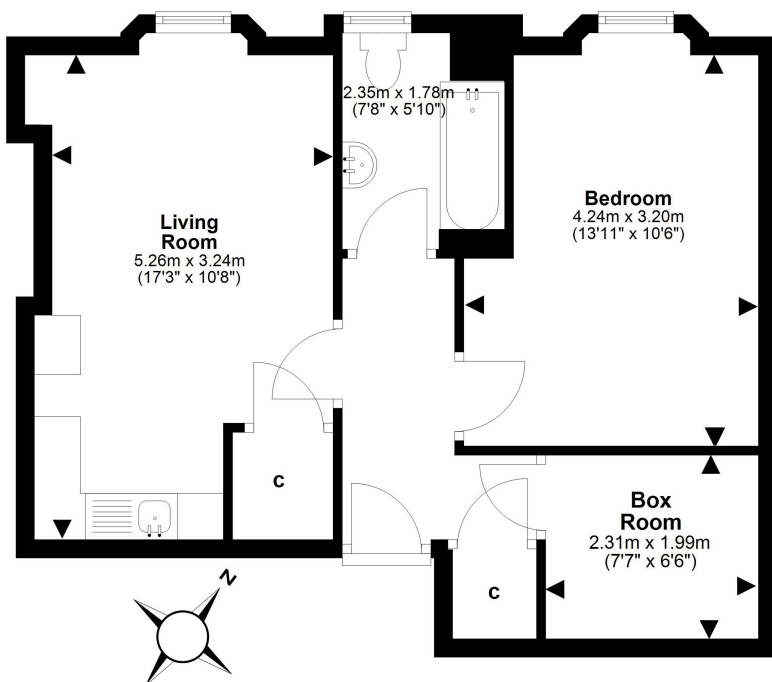
Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Property features

- Gas central heating
- Double glazing
- Permit parking
- First floor flat
- Central location
- Great potential

#### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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EH3 8BP  
0131 270 7777

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G2 1EH  
0141 242 6060

**Haddington**  
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EH41 3JA  
01620 824 016

**Lerwick**  
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ZE1 0LZ  
01595 695 262

**Kirkwall**  
N8 Laing  
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KW15 1NW  
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