



5/4 Eyre Terrace

Canonmills | Edinburgh | EH3 5ER

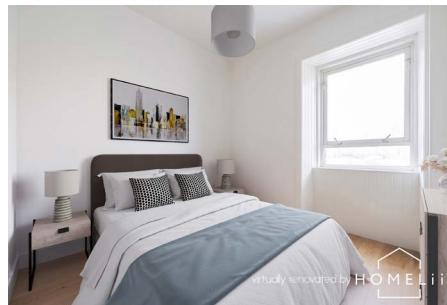
Now requiring complete modernisation and upgrading, this well-proportioned top floor flat occupies a distinctive building dating from 1904 in the heart of Canonmills, one of Edinburgh's most vibrant and fashionable neighbourhoods. Offering an exciting opportunity to create a home tailored to the buyer's own tastes and specifications, the property enjoys a superb city-centre setting, just moments from independent cafés, popular restaurants, excellent local amenities, attractive green spaces and the picturesque Water of Leith.

-  2 Bedrooms
-  1 Reception room
-  1 Bathroom
-  Permit/metered parking
-  EPC Band - G
-  Council Tax Band - C



Description

Accessed via a secure communal stair shared with just three other properties, the flat is entered on the top floor via a welcoming central hallway with a useful storage cupboard. While the current layout offers flexibility, the property lends itself particularly well to the creation of an impressive open-plan living, dining and kitchen space to the front, with ample room for fitted units and a comfortable seating and dining area. To the rear is a generously proportioned double bedroom with fireplace, while a second double bedroom is positioned to the front. A bathroom with a rear-facing window completes the accommodation. Please refer to the Home Report and accompanying Structural Report for details of the works anticipated.



Note

Please note that some of the photographs have been Virtually Renovated to illustrate how the property may look when refurbished, helping to demonstrate the potential use, scale and layout of each room. The property is currently vacant and in the condition of the 'before' photographs which we have included for your reference.

Viewing

By appointment through Neilsons 0131 625 2222.



virtually renovated by HOMELii



Location

Canonmills lies at the foot of Dundas Street, on the north-eastern fringe of Edinburgh's UNESCO World Heritage New Town. One of the capital's most vibrant neighbourhoods has become renowned for its excellent independent cafés, restaurants, shops and local businesses, while also benefiting from an abundance of green space, including King George V Park, the Royal Botanic Garden Edinburgh and the picturesque Water of Leith Walkway. Neighbouring Stockbridge offers an even wider selection of boutiques, cafés and eateries, together with its popular weekly market. Everyday shopping needs are well catered for by nearby Tesco and Lidl supermarkets, while regular bus services provide swift access throughout the city. For walkers and cyclists, the nearby Warriston Path offers an attractive traffic-free route linking with Edinburgh's extensive active travel network.



Approx. Gross Internal Floor Area 53 Sq M / 575 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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