

PLOT 2, 51 EYRE PLACE

CANONMILLS, EDINBURGH. EH3 5EY




GILSONGRAY



YOUR NEXT CHAPTER STARTS HERE



Total Floor Area 101m²/1093ft²
Council Tax Band F
Energy Rating B
Tenure Freehold



1 Reception Room



2 Bedrooms



3 Bathrooms



Private Garden

FORMING PART OF 11 EXCLUSIVE APARTMENTS IN THE HEART OF CANONMILLS

Plot 2 is a well proportioned main door two bedroom ground and lower apartment with the added flexibility of a private terrace.



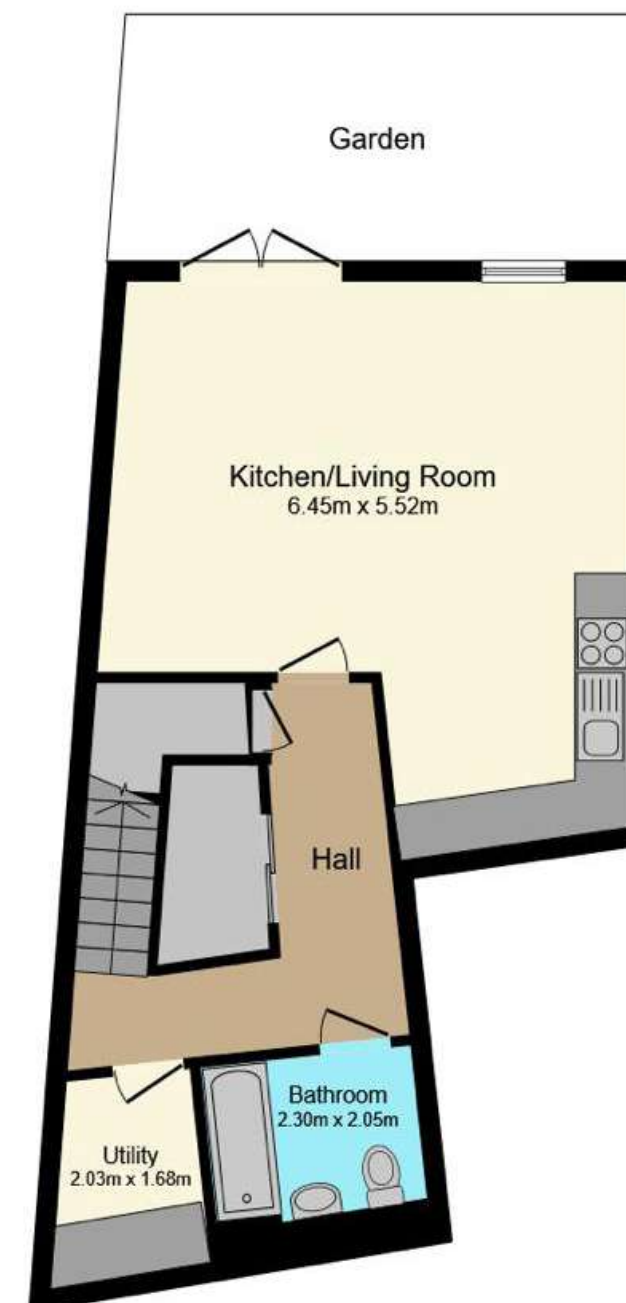
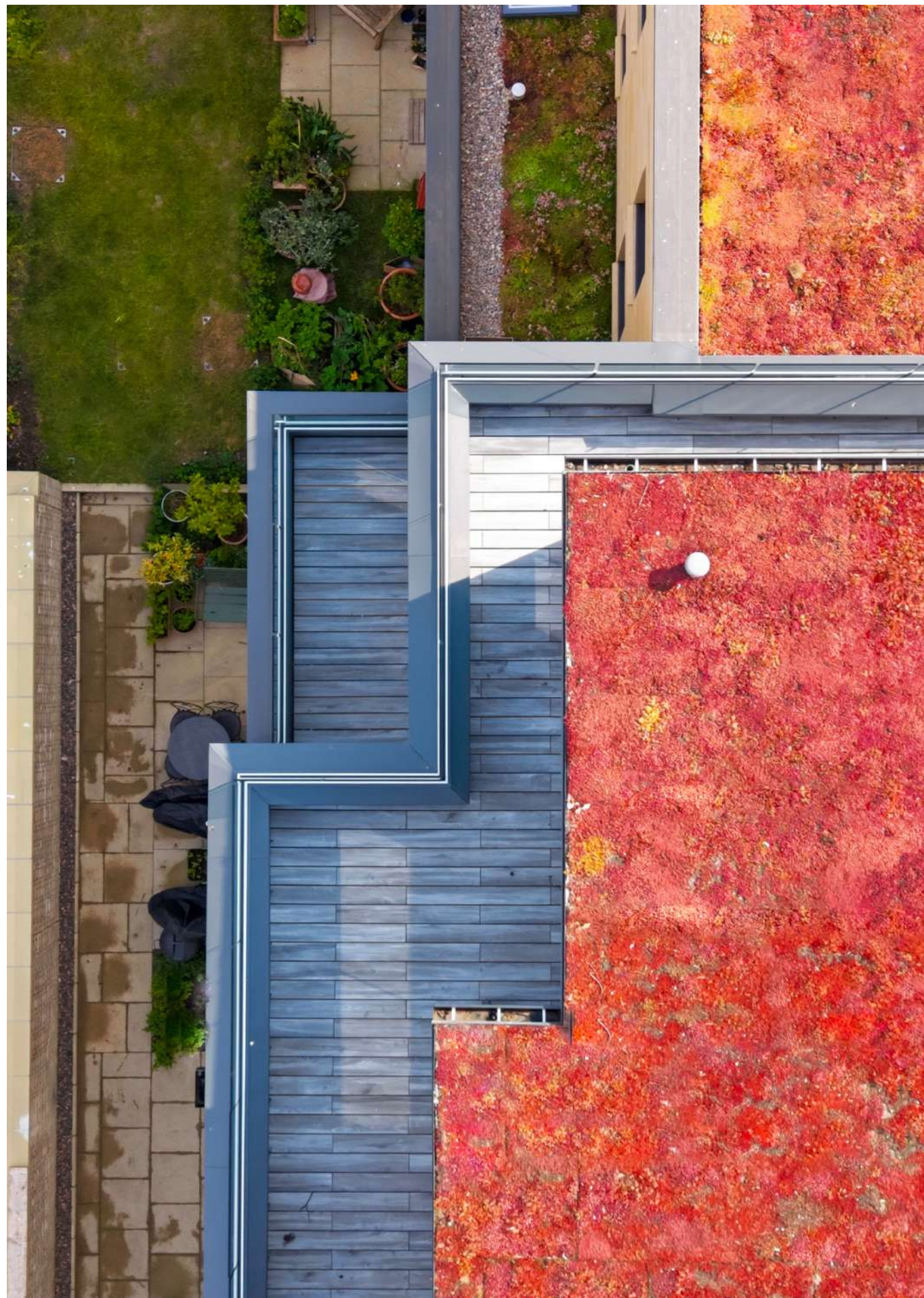
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WELCOME TO PLOT 2, 51 EYRE PLACE CANONMILLS, EDINBURGH

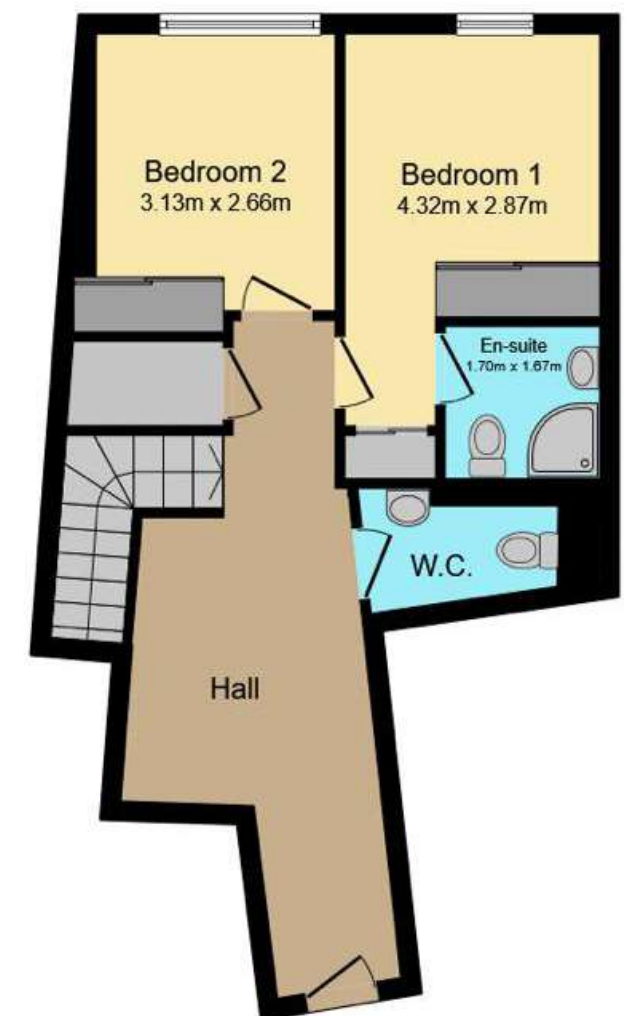
Set in the vibrant and charming neighbourhood of Canonmills, Plot 2/51 Eyre Place presents a desirable opportunity for contemporary, energy-efficient living in the heart of Edinburgh. Each of the eleven apartments at Eyre Place has been crafted to meet the highest standards and offers a sanctuary of sophistication. This exclusive range of high specification apartments introduces an unparalleled residential journey and combines modern luxury with timeless style.

At Eyre Place, you can live sustainably, without compromising on comfort, knowing energy-efficiency has been carefully considered. Enjoy access to private outdoor space where you can relax or entertain in your new outdoor space in the heart of Edinburgh.





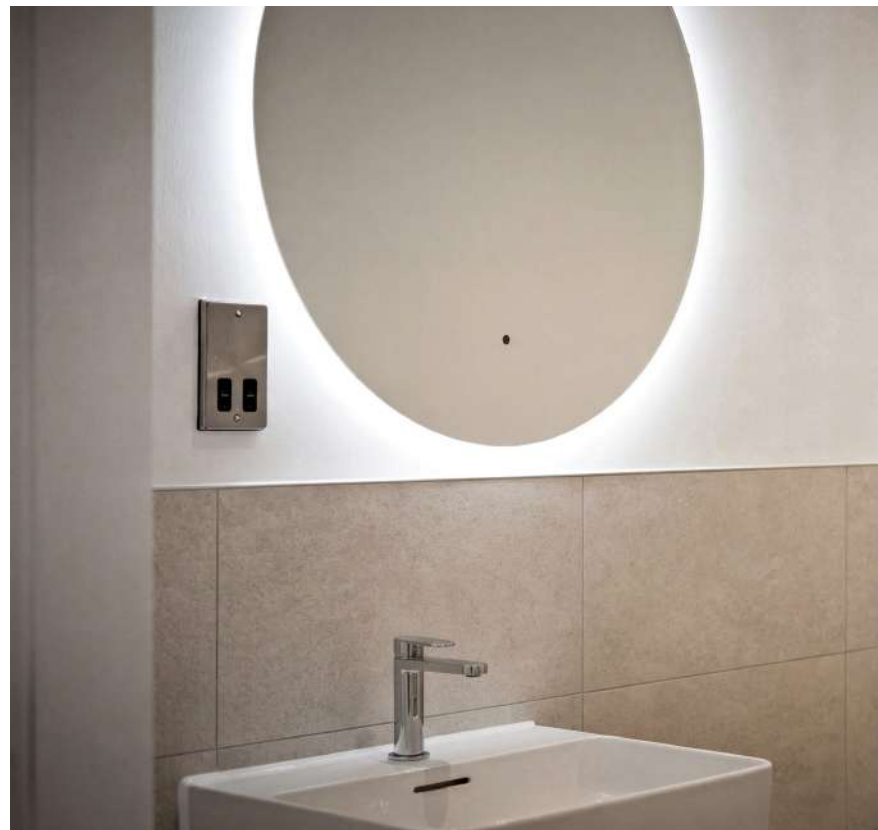
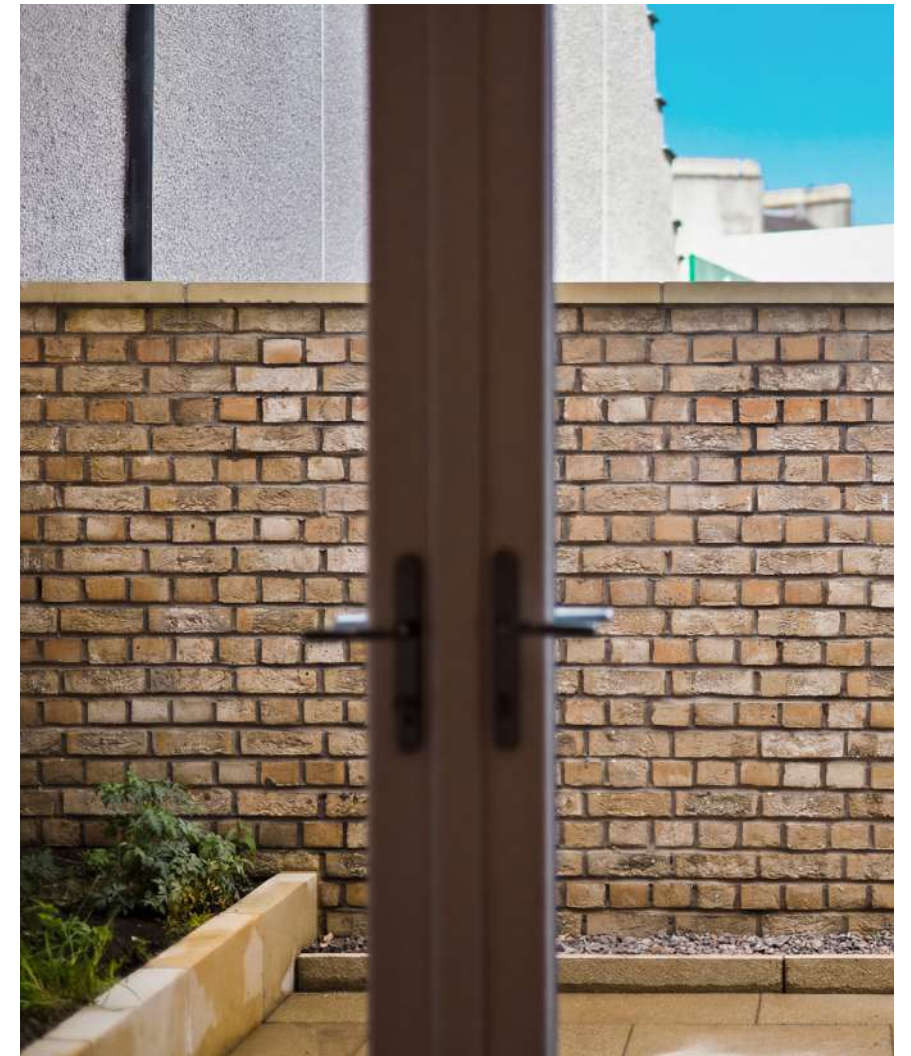
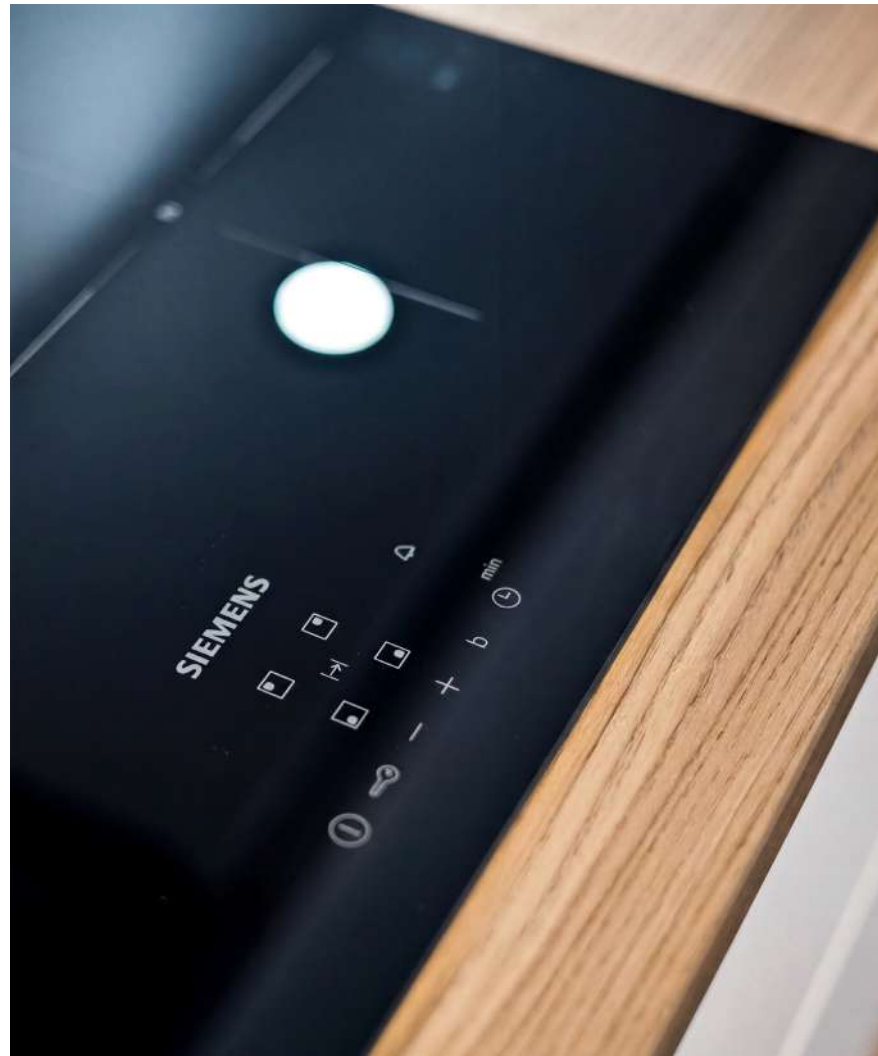
LOWER GROUND FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of their operability or efficiency can be given. Made with Metropix©2026











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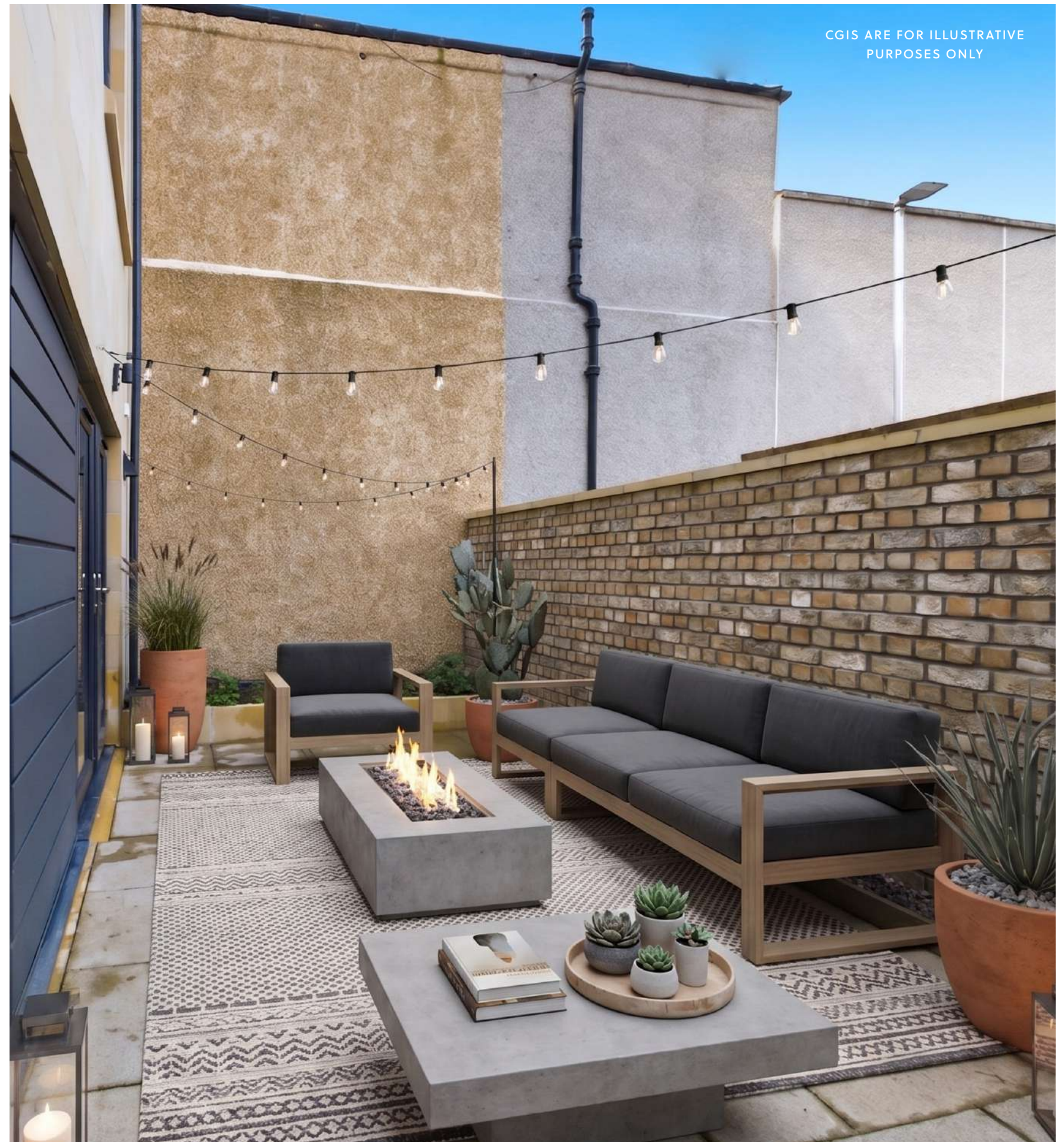
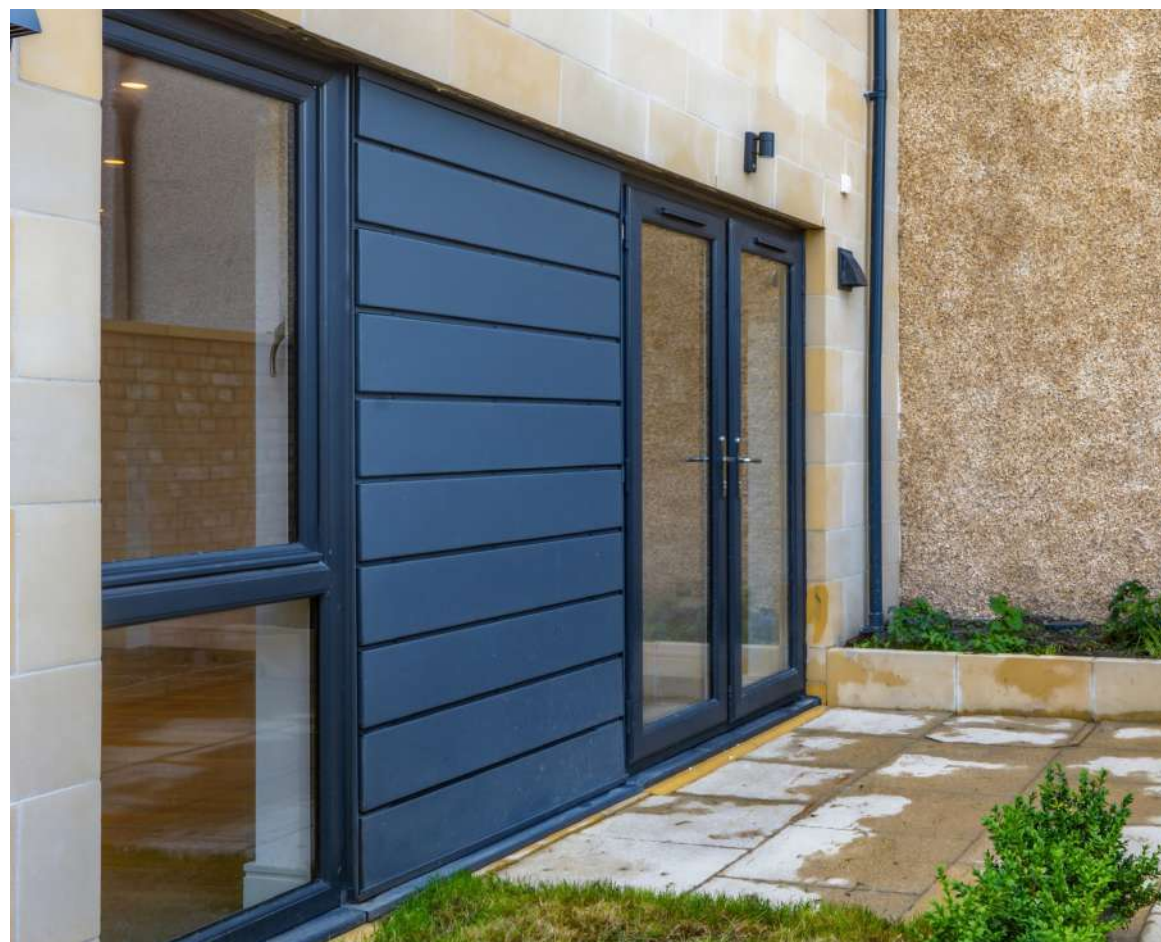






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A UNIQUE & ENRICHING LIFESTYLE

Canonmills and the surrounding area are adorned with historical significance. Sitting on the edge of Edinburgh New Town which is characterised by its elegant Georgian design, the location stands as a testament to the rich architectural heritage of Edinburgh.

As the city has expanded, Canonmills has gradually transformed into a residential area, preserving much of its' celebrated charm whilst seamlessly integrating new developments. In turn, Eyre Place offers residents a connection to Edinburgh's storied past alongside present day comforts.

Perfectly positioned, Canonmills is known for its array of independent shops, boutiques and cafes, ensuring a unique character which has been defined by small businesses and a strong sense of community, alongside being in close proximity to all your daily necessities including a large supermarket, meaning your weekly shop is a breeze.

In addition, Eyre Place is just a stone's throw away from the bustling creative scenes of Stockbridge and Edinburgh New Town, where you can indulge in the finest shopping and dining experiences. From casual eateries to fine dining establishments, diverse culinary tastes are sure to be catered for.

As a resident of Eyre Place, you can delight in the proximity to cultural landmarks such as the Scottish National Portrait Gallery and The Royal Botanic Garden, boasting beautifully landscaped gardens.

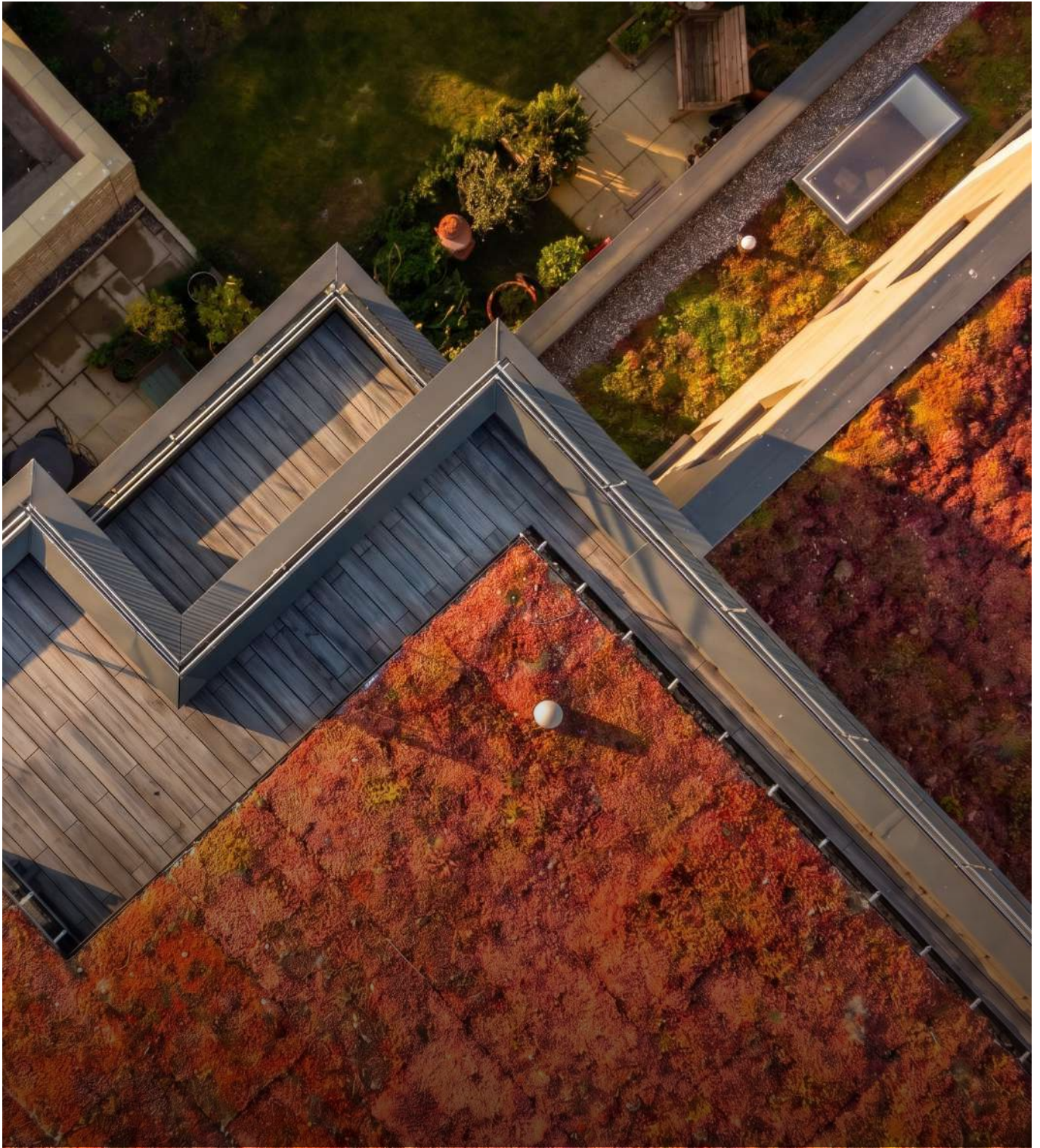
Alongside Inverleith Park, with its expansive green spaces, the location ensures a peaceful retreat without having to compromise on city centre living. Excellent transport links make commuting effortless, with major bus routes and Waverley Train Station within easy reach.

Whether you're drawn to its surrounding tranquil greenery or its contemporary conveniences, Canonmills offers a unique and enriching lifestyle in the heart of Edinburgh.

Location

St James Quarter – 0.8 miles
Royal Botanic Garden – 0.5 miles
Inverleith Park – 0.7 miles
Portrait Gallery – 0.6 miles
Waverley Station – 0.9 miles
City Centre – 0.7 miles





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EDINBURGH 29 Rutland Square, EH1 2BW 0131 516 5366
GLASGOW 160 West George Street, G2 2HQ 0141 530 2021
EAST LOTHIAN 33 Westgate, EH39 4AG 01620 893 481
ABERDEEN Blenheim Gate, Blenheim Place, 01224 011 700



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