

# Flat 12/17 Eyre Place

CANONMILLS, EDINBURGH, EH3 5EW



*GENEROUSLY PROPORTIONED ONE BEDROOM FLAT  
IN EDINBURGH'S POPULAR AREA OF CANONMILLS*



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McEwan Fraser Legal is delighted to present this generously proportioned one-bedroom flat in Edinburgh's popular Canonmills/New Town location. Benefitting from upgrades by the current owner the flat is in immaculate condition and is "move-in ready" for its new owner.

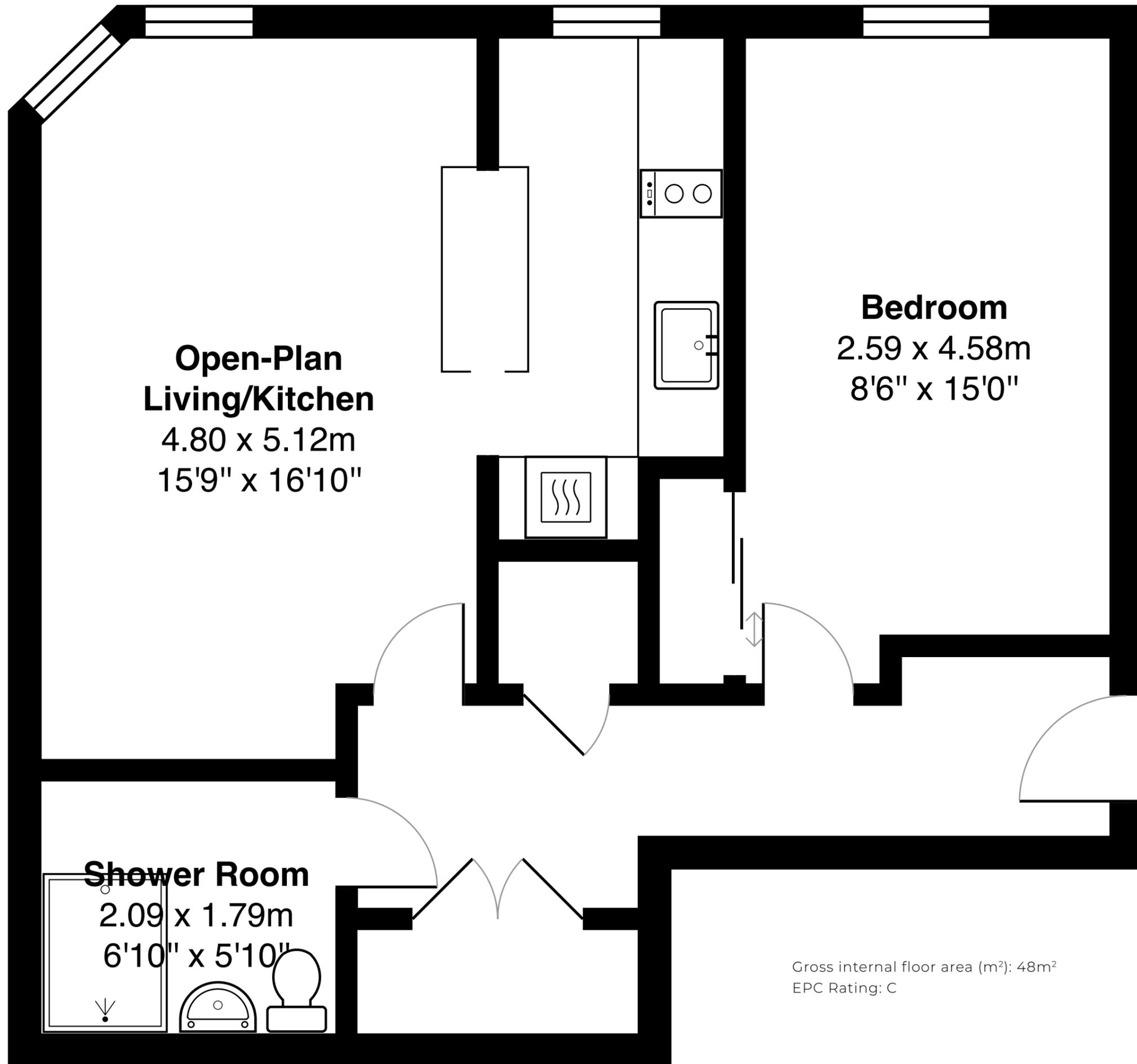
Inside, the property features a fully equipped kitchen, living, and dining area, in an open-plan layout. The kitchen is well equipped with integrated white goods, hob, microwave, fan oven and is generously proportioned for living and dining furniture.





There is a spacious double bedroom in excellent condition with integrated wardrobes. The flat benefits from a modern, upgraded shower room with mains shower and is fully tiled with three-piece suite.

The property also benefits from two large storage cupboards in the hallway.





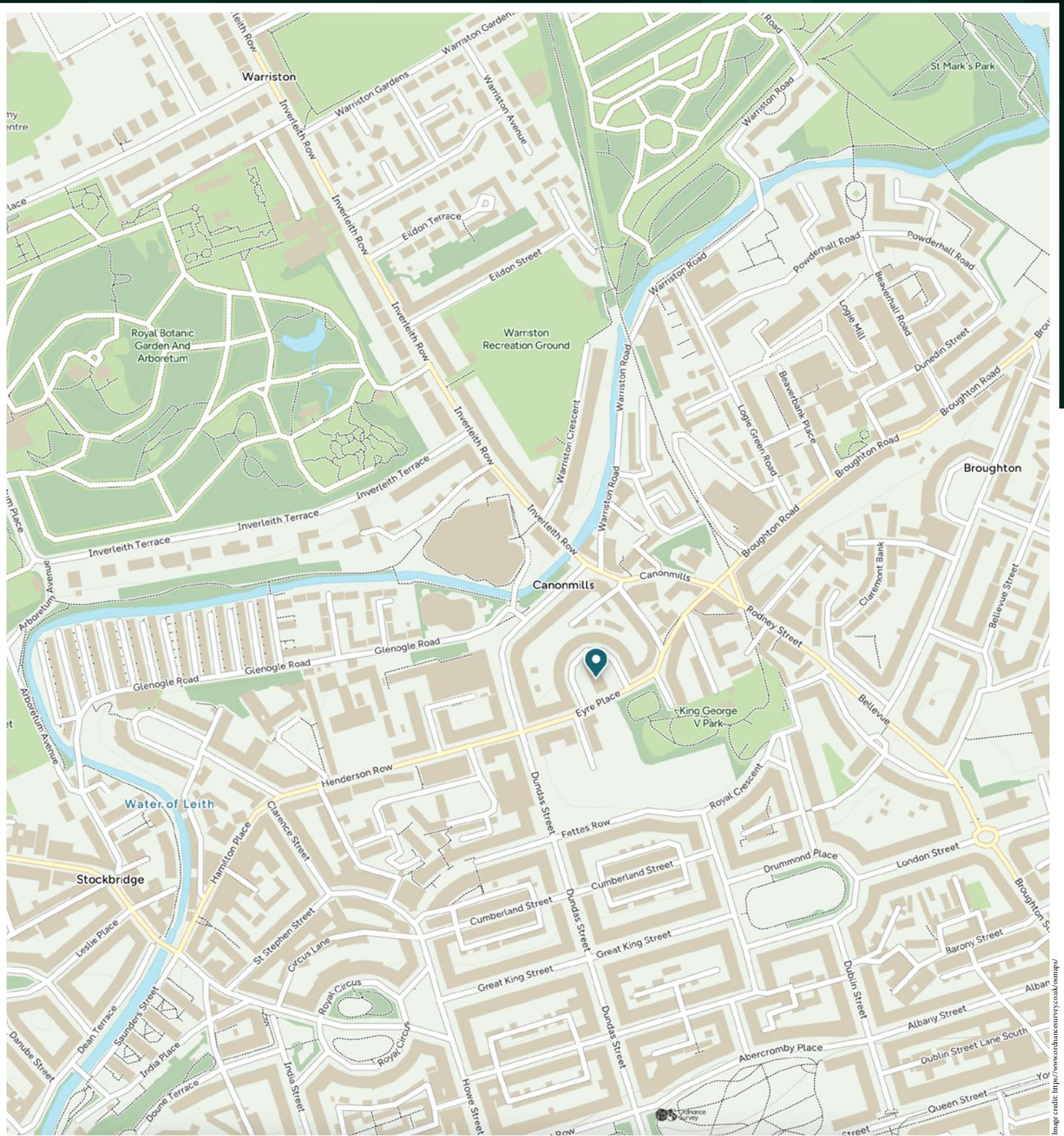
In addition to this, the property includes one allocated parking space and there is on-street permit/pay and display for visitors. There are glazed windows and a modern water tank with electric heating in the flat, making the property warm, modern, and cost-effective year-round.



Canonmills is an extremely popular and sought after area lying to the north of the city centre. Within the immediate vicinity there are a wide range of local shopping, transport, recreational and educational facilities.

Local shops are conveniently located nearby for all your daily requirements. However, for those whose needs are great, a Tesco supermarket and Lidl can be found within a 5-minute walk on Broughton Road.

Canonmills is within walking distance of the city centre although an excellent bus service runs minutes from the property and a five minute bus journey will take you there.



# McEwan Fraser Legal

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