

3F2 16 Eyre Place

NEW TOWN, EDINBURGH, EH3 5EP



Superb one-bedroom top-floor flat conveniently located in the heart of the New Town



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McEwan Fraser Legal is delighted to present this superb one-bedroom top-floor flat conveniently located in the heart of the New Town, within easy walking distance of the excellent local amenities of cosmopolitan Stockbridge, the City Centre and King George Park.

THE LIVING ROOM



The property offers bright and beautifully presented contemporary accommodation, in good order throughout and benefits from a lovely open outlook to the front and many period features and a combination boiler.

THE KITCHEN



THE BEDROOM



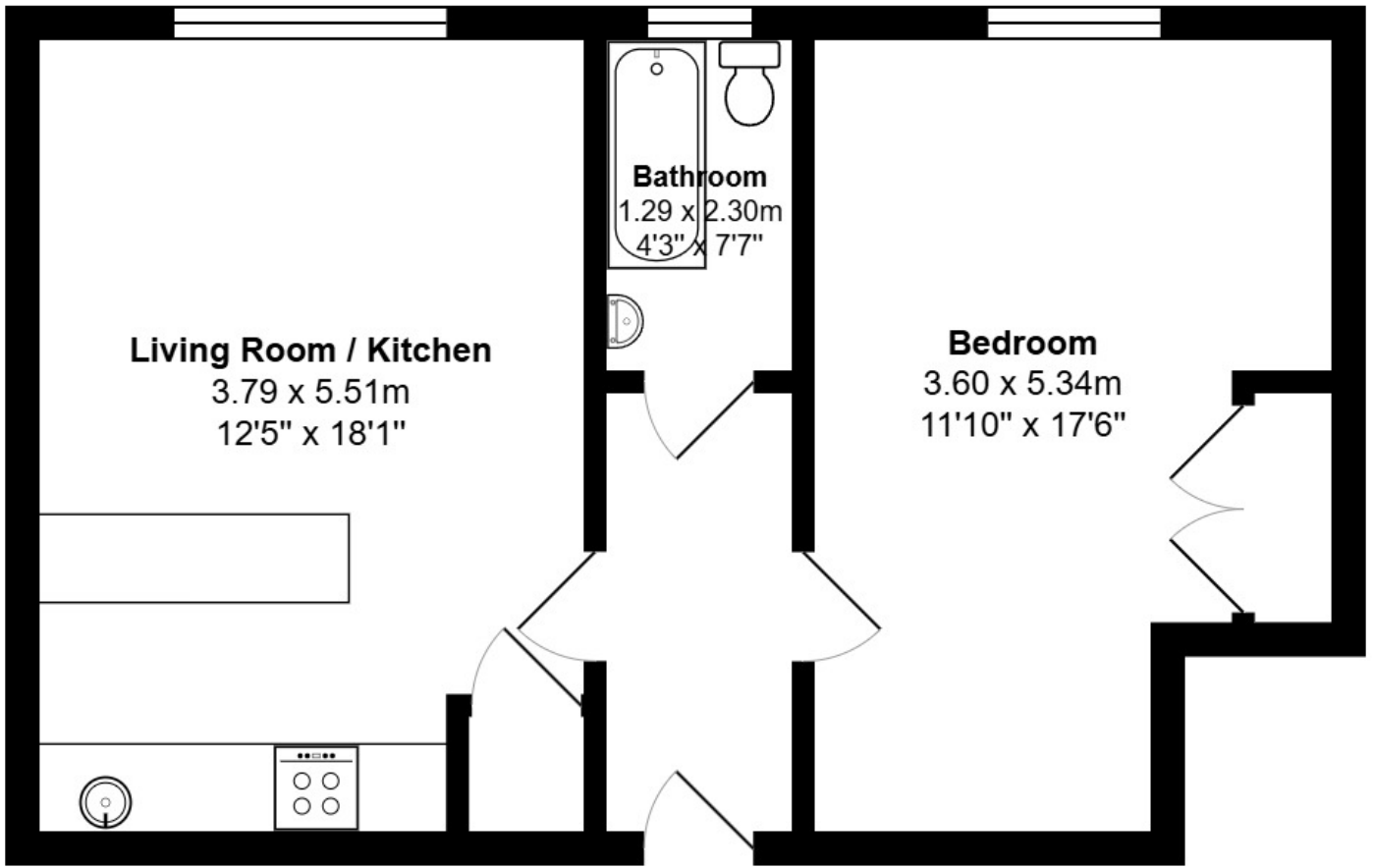
THE BATHROOM



COMMUNAL STAIRS & VIEW

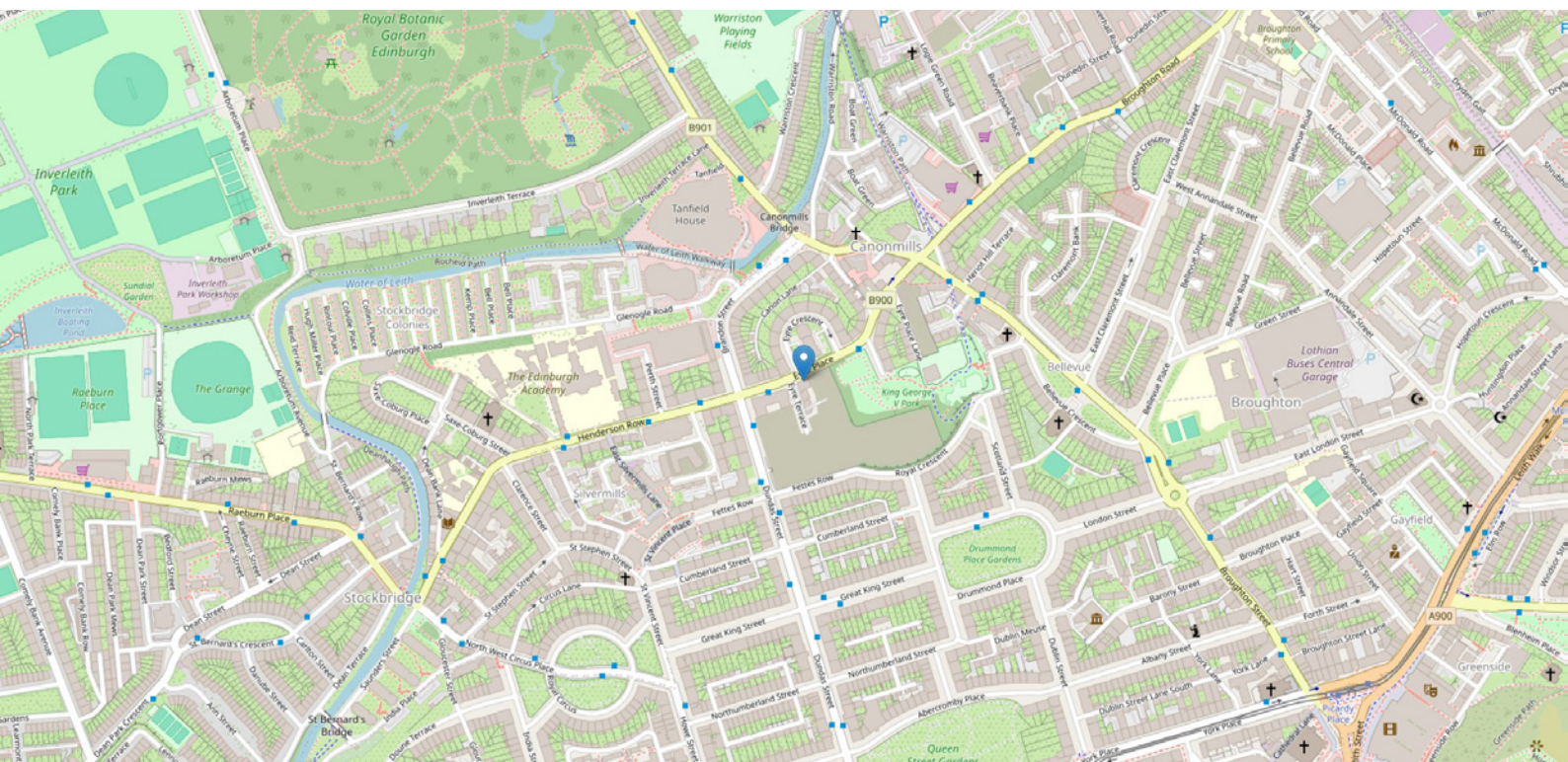


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 48m² | EPC Rating: D



THE LOCATION

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





Local shopping can be found within the immediate vicinity for all your daily requirements but for those whose needs are great a Tesco's supermarket can be found on Broughton Road. For a greater range of specialised shopping, the city centre as previously mentioned is within walking distance.

The city centre is where Edinburgh's formal entertainment facilities are highly concentrated and here there are theatres, cinemas, many restaurants and bars, indoor sports facilities and health clubs.

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.



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