

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £235,000

17/5 Eyre Place, New Town, Edinburgh EH3 5EW





Stunning Contemporary First Floor Apartment With Private Parking within Small Exclusive Development

This is a stunning contemporary first floor apartment within a small exclusive landscaped development enviably located on a charming, cobbled street opposite King George V Park on the edge of the city's historic New Town conservation area and UNESCO World Heritage Site.

Enjoying a bright southerly/westerly position, the extremely light and tastefully decorated interior boasts delightful leafy views of the landscaped grounds and offers generously proportioned accommodation comprising: a spacious and welcoming hallway, impressive bay windowed lounge/dining room with doorway to a well-designed and fitted breakfasting kitchen with appliances, good-sized double bedroom with fitted wardrobe and stylish bathroom with shower/screen. Presented in move-in condition, further benefits include electric heating, double glazing, excellent storage and a secure door entry system. There is a private parking space (No 3) within the well-tended communal grounds. Early viewing is highly recommended.

ACCOMMODATION (WIDEST POINTS)

| | |
|----------------------|-----------------------------------|
| Lounge/Diner | 5.16 m x 3.33 m / 16'11" x 10'11" |
| Breakfasting Kitchen | 3.53 m x 1.60 m / 11'7" x 5'3" |
| Double Bedroom | 4.55 m x 2.59 m / 14'11" x 8'6" |
| Bathroom | 2.08 m x 1.73 m / 6'10" x 5'8" |



LOCATION

Eyre Place is a desirable location with the finest amenities of the city centre within comfortable walking distance and the advantage of clusters of specialist shops, cafes, galleries and restaurants in the vicinity. The delightful open spaces of the Royal Botanic Gardens and Inverleith Park are within easy access with the surrounding area also providing a wide choice of fashionable bars, theatre, cinema complex, health clubs and swimming pool. While the property enjoys a select central location it is also an ideal base for the commuter with easy access to Edinburgh Bus Station, Waverley Railway Station and Tram System operating between Newhaven and Edinburgh Airport. A frequent bus service also runs close by to many parts of the city.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

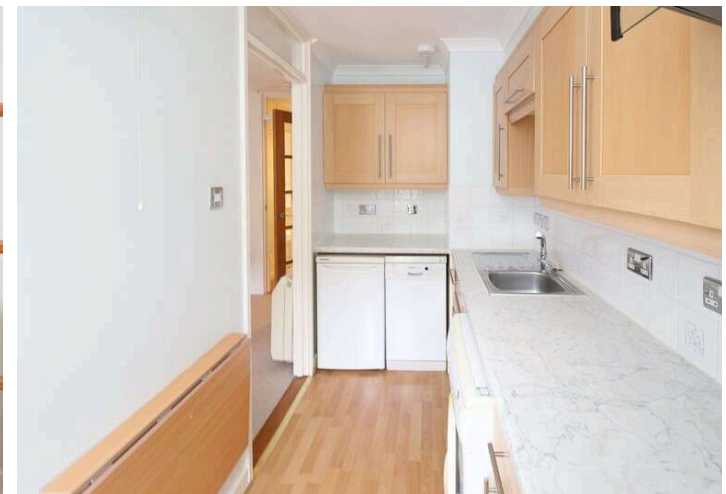
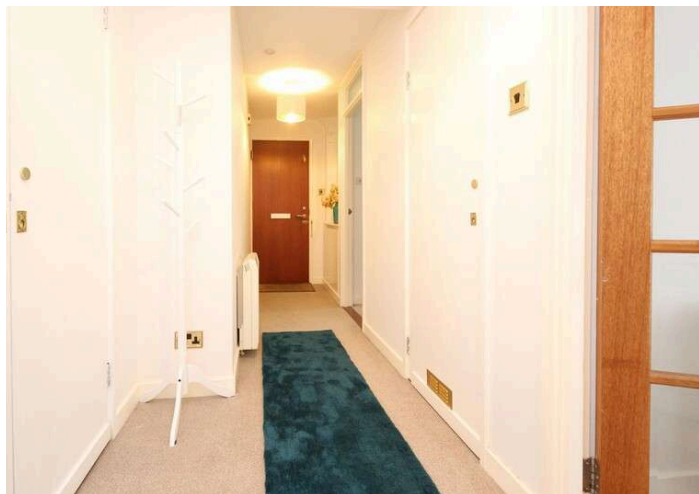
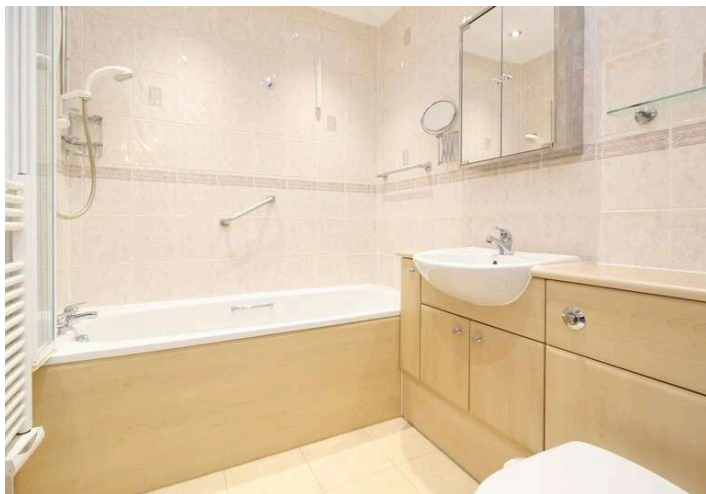
GROUNDS

The building and grounds are maintained by a factoring system currently managed by James Gibb for which a current monthly fee of approximately £64 is payable for general/grounds maintenance, stair cleaning & lighting and buildings insurance. Additional charges may apply for any repairs required on an ad-hoc basis.

EXTRAS All fitted floor coverings, blinds and kitchen appliances

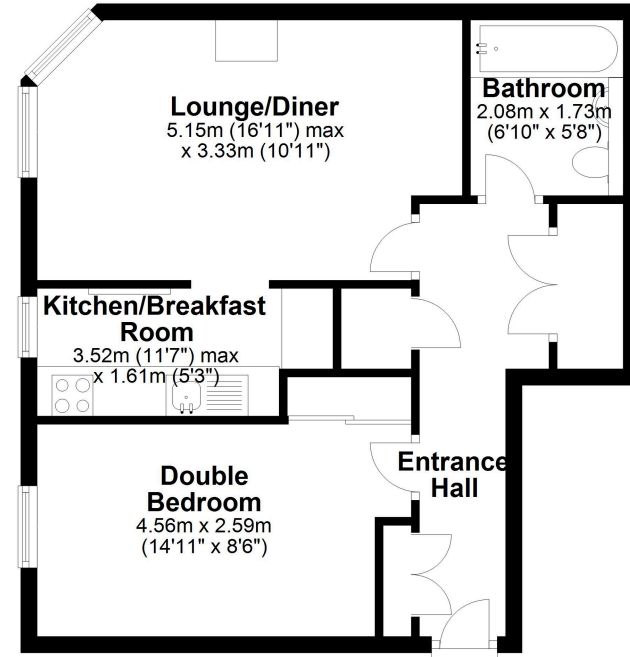
EPC RATING C

VIEWING By appointment. please telephone 0131 554 6244





17/5 Eyre Place



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

**Beveridge
Philp
& Ross**

22 Bernard Street, Leith, Edinburgh, EH6 6PS
T: 0131 554 6244 • E: mail@bprsolicitors.co.uk

bprsolicitors.co.uk

espc

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.