



New Town

25 Eyre Crescent, Edinburgh, EH3 5EU

Offers Over £425,000

Viewing Thurs 6-8 Sun 2-4 or by appt tel Agent 0131 525 8666

Description

Located on a peaceful crescent in Edinburgh's prestigious New Town; this impressive traditional main door flat benefits from a private front garden and access onto a lovely shared garden to the rear. The property lies within close walking distance of a variety of local amenities and the City Centre. Internally, the property has undergone some improvements over the years and how benefits from bright and generously proportioned accommodation complemented by some charming period features.

The accommodation comprises - entrance vestibule; welcoming hall with one storage cupboard; delightful sitting room with bay window to the front and large boxroom/study off; kitchen/dining room fitted with modern base and wall mounted units and with doors out to the shared garden; double bedroom

1 to the rear; double bedroom 2 located to the front; study overlooking the shared garden to the rear; 2nd boxroom with built-in mezzanine bed, storage space and desk; and family bathroom fitted with a white three piece suite.

Location

The New Town is a UNESCO World Heritage Site in the heart of the City. All the benefits of city centre living can be enjoyed with a wide range of cultural activities, and a variety of speciality shops, bistros and restaurants in nearby Stockbridge. The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and John Lewis. In addition there are leisure facilities at the Omni Centre which includes a multi-screen cinema, a Virgin Active health club and various restaurants. The Edinburgh

**Superb, bright main door flat
located in a highly sought after
area of the New Town**

Approx. Gross Internal Area
1281 Sq Ft - 119.00 Sq M
For identification only. Not to scale.
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Playhouse theatre is also close by. Locally there is a Sainsbury's, a Waitrose supermarket at Comely Bank and a larger Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park close to Blackhall. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby and the Scottish Parliament at Holyrood is within a short drive. Waverley and Haymarket rail stations and St Andrew Square bus station are all easily accessible with regular bus links throughout the City, and an express bus runs from Waverley Station to Edinburgh International Airport. Excellent schools in both the state and private sectors are easily accessible.

Garden

To the front of the property is a lovely private garden and to the rear is a superb shared garden accessed directly from the kitchen/dining room.

Parking

On street there is ample zoned residents' parking.

Fixtures and Fittings

All blinds, light fittings, range style cooker, extractor hood, fridge/freezer and dishwasher are included in the sale price.

Services

The property is heated by gas central heating. There is Cat 5 cabling.

School Catchment Areas

The property lies within the catchment for Stockbridge Primary School and Broughton High School. Also St Mary's RC Primary School & St Thomas Aquin's.

EPC Rating D

Home Report

The Home Report is available to be downloaded from our website www.edinburghprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

