

# 2F3 16 Eyre Place

EDINBURGH, EH3 5EP



*Very well-maintained, generously-proportioned,  
and dual-aspect two-bedroom flat*



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McEwan Fraser Legal is delighted to present this very well-maintained, generously-proportioned, and dual-aspect two-bedroom flat, set on the second floor within a stone-built tenement in a highly convenient location in the New Town of Edinburgh city centre. Accessed via a well-kept common stair, the accommodation is entered via an L-shaped entrance hallway which gives access throughout the property, featuring the entryphone handset, and a deep, built-in store cupboard with shelving and light.

# THE LIVING ROOM



The spacious living room is set to the front, featuring a recessed window overlooking Eyre Place, and a shelved wall press.

# THE KITCHEN



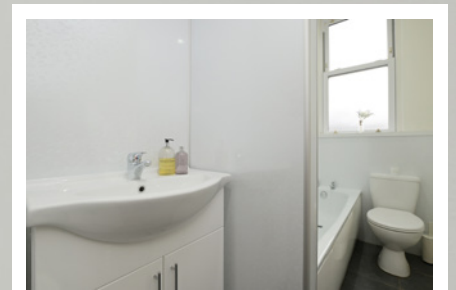
The modern, fully-fitted kitchen is set internally, featuring high-gloss wall and base units with wood-effect laminate worktops and breakfast bar, with integrated appliances including a fridge/freezer, gas hob, electric oven, washing machine, dishwasher, extractor canopy, and a stainless-steel sink.





Two spacious double bedrooms are set to the rear, with ample space for freestanding bedroom furniture. The bathroom is also set with a window to the rear and features a white two-piece suite with an electric shower over the bath, a contemporary hand basin, along with tiled flooring and splashbacks. Features include aluminium-framed double-glazed windows, gas central heating, a secure entry system, quality wood-effect laminate flooring, and generous room sizes. There is also ample permit and metered parking to the front of the property, and on surrounding streets.

# THE BATHROOM



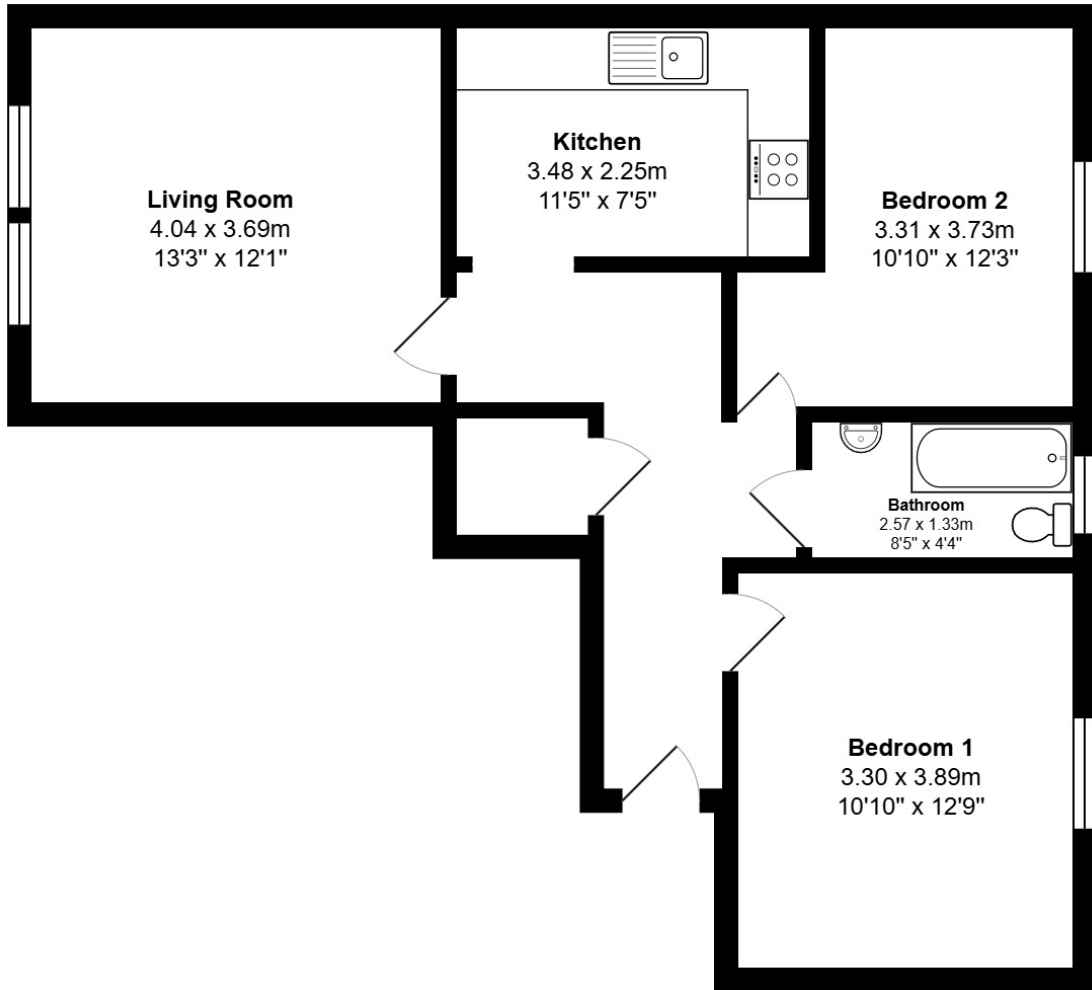
# BEDROOM 1



# BEDROOM 2

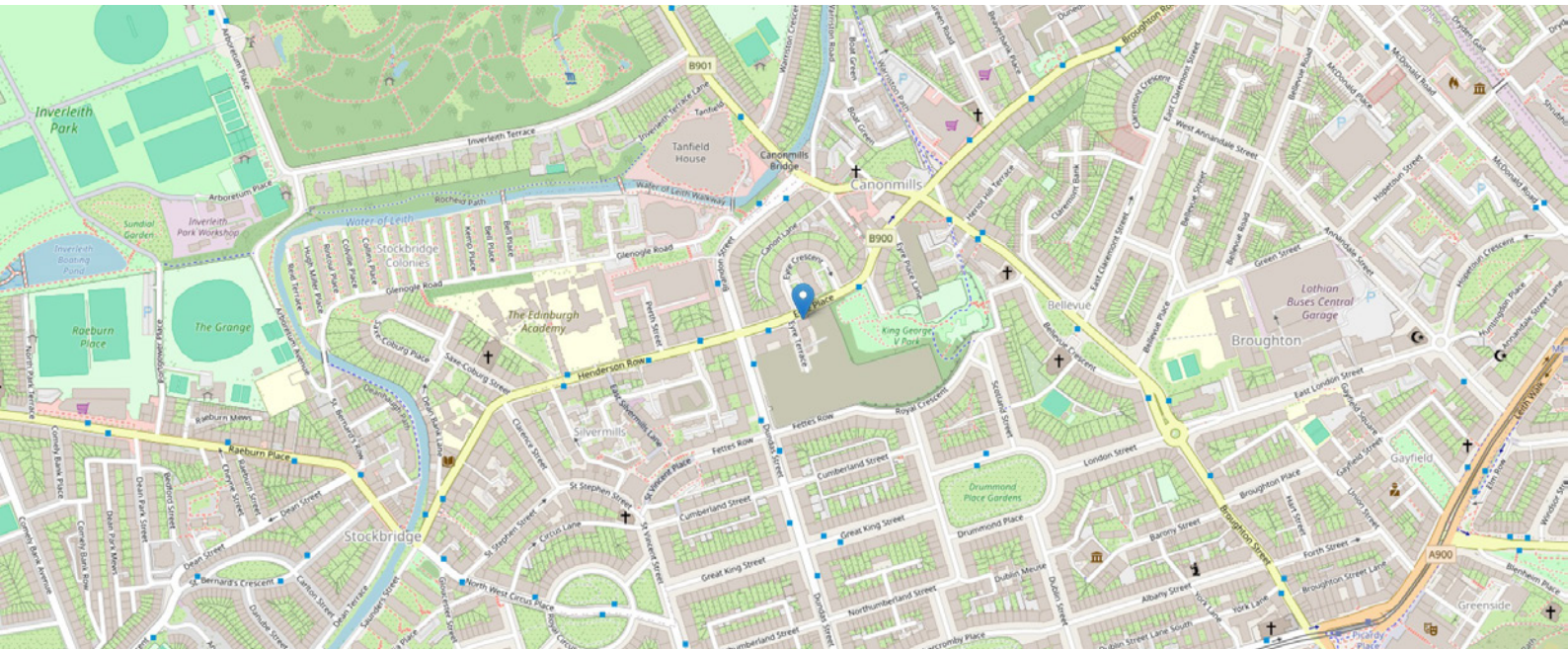


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup> | EPC Rating: C



# 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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