

# 1 GF2 Eyre Terrace

CANONMILLS, EDINBURGH, EH3 5ER



*Excellent two-bedroom apartment, good condition,  
ideally located in Edinburgh's New Town*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

We are delighted to bring to the market this excellent two-bed apartment, set in a charming sandstone period building in the eternally popular area of Edinburgh's New Town. This beautiful ground-floor apartment is a triumph of period character, blending seamlessly with spacious and stylish accommodation, to offer a great place to call home.

# THE LOUNGE



The accommodation benefits from a spacious and bright lounge, which due to its size and shape, would suit a range of furniture configurations. The room is bright and very welcoming and makes a relaxing environment to come home to. The traditional fireplace could accommodate a log burner if required, offering cosy nights by the fire. The period features such as cornicing and wooden panels around the windows, have been lovingly preserved.

# THE KITCHEN



The kitchen is perfect for the apartment, finished with a good range of modern fitted units, with an electric oven and hob with plenty of room for the free-standing fridge freezer and washing machine. Free-standing kitchen appliances will be included in the sale.



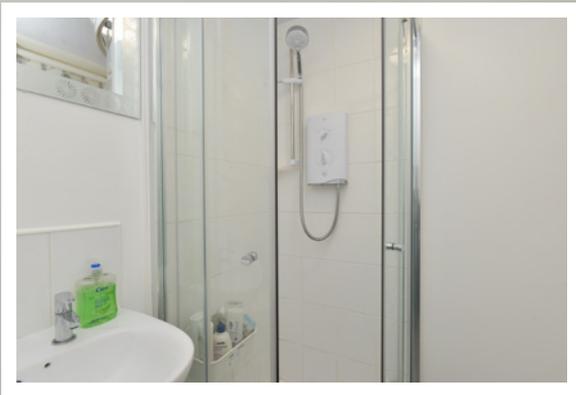


There are two good-sized bedrooms in this apartment, both are bright and will offer a great space to wake up to. There's also ample room for freestanding furniture. The tiled bathroom is bright and fresh, finished in a white suite with an electric shower and standalone enclosure, ideal for quick, easy showers.

The apartment is kept warm, comfortable and secure via double glazing and gas central heating. There is ample storage space to keep the apartment tidy and clutter-free at all times, including a cupboard off the hall.

Parking is on-street and there's communal drying space to the rear. Early viewing is recommended for couples seeking a bright, spacious and stylish apartment or an Investor seeking a solid investment property with good long-term capital growth prospects.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

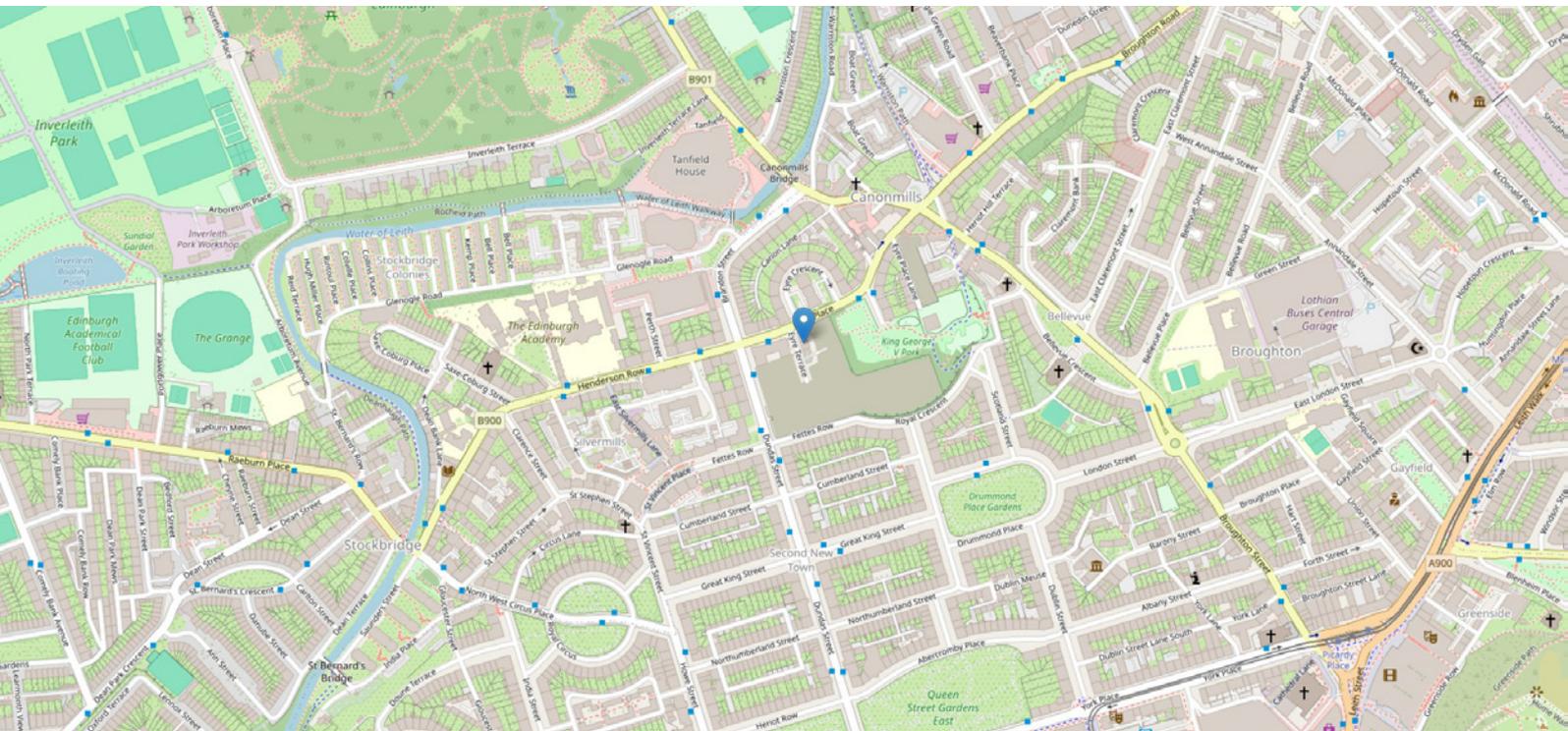
Lounge 4.08m (13'5") x 3.42m (11'3")  
 Kitchen 3.08m (10'1") x 1.66m (5'5")  
 Bedroom 1 4.12m (13'6") x 2.50m (8'2")  
 Bedroom 2 3.08m (10'1") x 2.25m (7'5")

Shower Room

2.19m (7'2") x 1.47m (4'10")

Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, furniture, floor coverings, white goods and appliances.



# THE LOCATION

Superbly positioned, just a short distance from George Street and Princes Street you can enjoy an excellent balance of location, seclusion and privacy all within this desirable New Town property. Within the city centre, as you would naturally expect, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.





For those who prefer open-air recreational facilities, Princes Street Gardens is within walking distance. It is only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of the old railway lines radiate out in a variety of directions providing interesting new perspectives on otherwise familiar parts of the city.

High street shopping facilities are available on Princes Street whilst luxury shopping can be found on Multrees Walk (e.g. Harvey Nichols, Louis Vuitton), George Street provides banking, building societies and other financial services, as well as excellent bars and restaurants. This is the transport hub to the rest of the country, with trains, buses and now Trams regularly leaving the area, there are regular bus and tram services to Edinburgh Airport.

The New Town also boasts superb entertainment facilities, including the Playhouse Theatre, Omni Centre Cinema, the Stand Comedy Club, art galleries including the Scottish National Portrait Gallery, all manner of restaurants and bars, indoor sports facilities and Health Clubs. These facilities are no more than fifteen fifteen-minute walk away.



  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available



Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.