



8 Eyre Place Lane

NEW TOWN | EDINBURGH | EH3 5EH



MURRAY
BEITH
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8 Eyre Place Lane is a delightful 4 bedroom townhouse, located in a peaceful cul-de-sac in Edinburgh's prestigious New Town. Forming part of a modern row built in 2001, the property lies within easy access of the amenities and attractions of the City Centre. The well-presented house offers bright and generously proportioned accommodation and benefits from a private, west facing garden and integral garage.

Accommodation

Ground floor: Entrance vestibule and welcoming hallway with under stairs storage and a further cupboard; double bedroom 4 / study with ensuite shower room and built-in wardrobes; utility room with space for a washing machine and tumble dryer and access to the enclosed rear garden.

First floor: Spacious sitting room with French doors opening to a west-facing Juliet balcony; fully fitted kitchen fitted with a range of floor standing and wall mounted units fitted in 2023, and ample space for a dining table and chairs; guest WC.

Second floor: Principal bedroom with en-suite shower room and built-in wardrobes; double bedroom 2 with built in wardrobes; bedroom 3 with built in storage; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with tiled splashback.

Enclosed rear garden with a westerly aspect.

Single garage with an up-and-over door, together with Mews permit M418A which comes within Zone 6 and metered parking are available locally.

Gas central heating with Hive control. Double glazing.

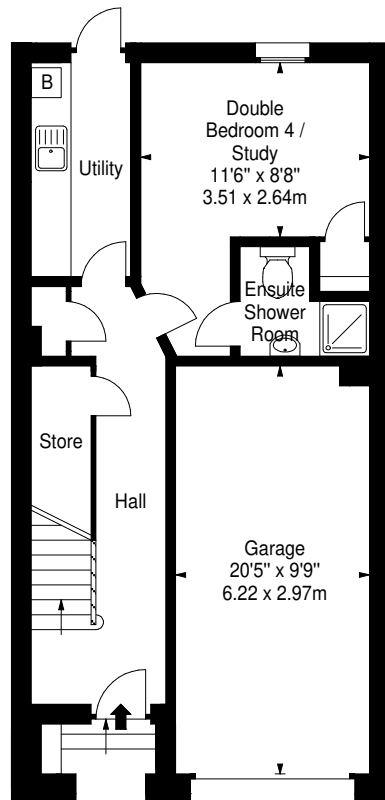
Extras

All fixtures and fittings are included in the sale and whilst believed to be in working order no warranties will be given. Appliances include the fridge freezer, dishwasher, oven, combi microwave and hob, all are included in the price and as per Standard Clauses Edition 6 no warranties will be given.

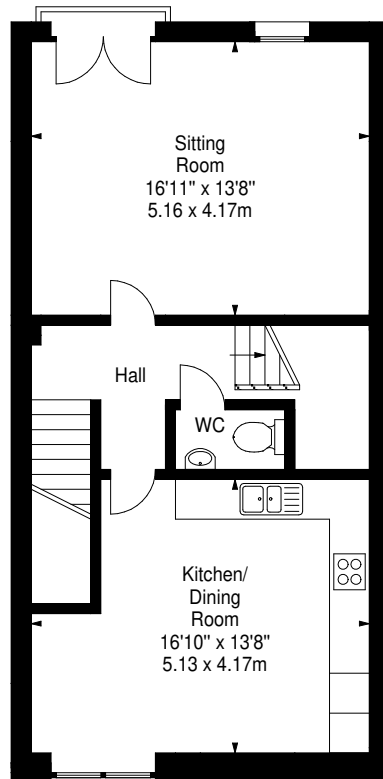




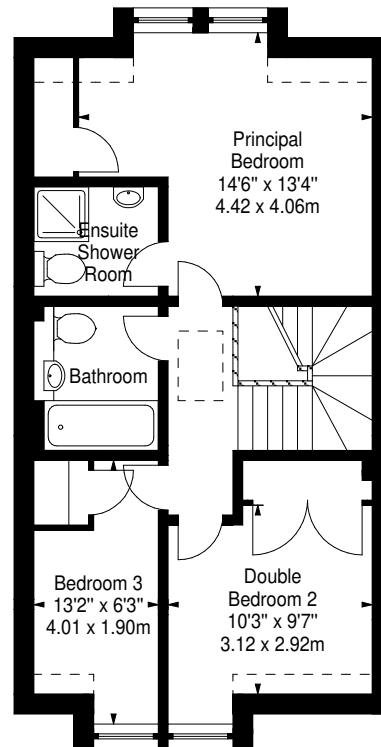
Approx. Gross Internal Area
1548 Sq Ft - 143.81 Sq M
Garage
Approx. Gross Internal Area
200 Sq Ft - 18.58 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Second Floor

Location

Eyre Place Lane is a highly desirable residential street in the prestigious New Town area of Edinburgh, and within walking distance of Princes Street, George Street and the new Edinburgh St James Centre, offering 850,000 sq ft of shopping, dining, leisure and entertainment space. Nearby vibrant Stockbridge and Canonmills offer a wide range of bistros, bars, cafés, restaurants, boutiques and delis. Local shops cater for everyday needs and there are a number of larger Supermarkets within the vicinity, including a Tesco on Broughton Road. Recreational amenities include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre. Drummond Tennis Club is nearby, with Edinburgh Accies and The Grange Club in Stockbridge provide rugby, cricket, hockey, squash and further tennis facilities, including an indoor court and two padel courts now completed. Waverley Railway Station and Edinburgh Bus Station are also within walking distance and local buses & trams run across the city. There are plenty of well-regarded schools in the area in both the state and private sector available. Edinburgh Airport, the Queensferry Crossing and the main motorway networks are within easy reach via the A90 heading west. London Road connects via the City Bypass to the A1 heading south and also to the wider road network of central Scotland.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.