



# 60/10 Eyre Place

NEW TOWN | EDINBURGH | EH3 5EJ



MURRAY  
BEITH  
MURRAY

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60/10 Eyre Place is a delightful 2-bedroom, top floor flat forming part of a traditional tenement. The well-presented apartment offers bright and generously proportioned accommodation in great decorative order with gas central heating and double glazing throughout. The property also lies within easy access of the amenities and attractions of the City Centre.

## Accommodation

Welcoming hall; Sitting room / dining room with feature fireplace and triangle bay window, kitchen with a range of wall mounted and floor standing units, skylight and integrated appliances, including a fridge freezer, dishwasher, washing machine, oven and gas hob; double bedroom 1 with storage cupboard; double bedroom 2; contemporary shower room with a white three-piece suite comprising WC, wash hand basin and shower cubicle with deluge head shower.

Enclosed communal rear garden with an easterly aspect, laid to lawn with mature borders.

Permit parking Zone 6 and metered parking is available in the surrounding streets.

Gas central heating. 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, washing machine, oven and hob, all are included in the price and as per Standard Clauses Edition 6 no warranties will be given.

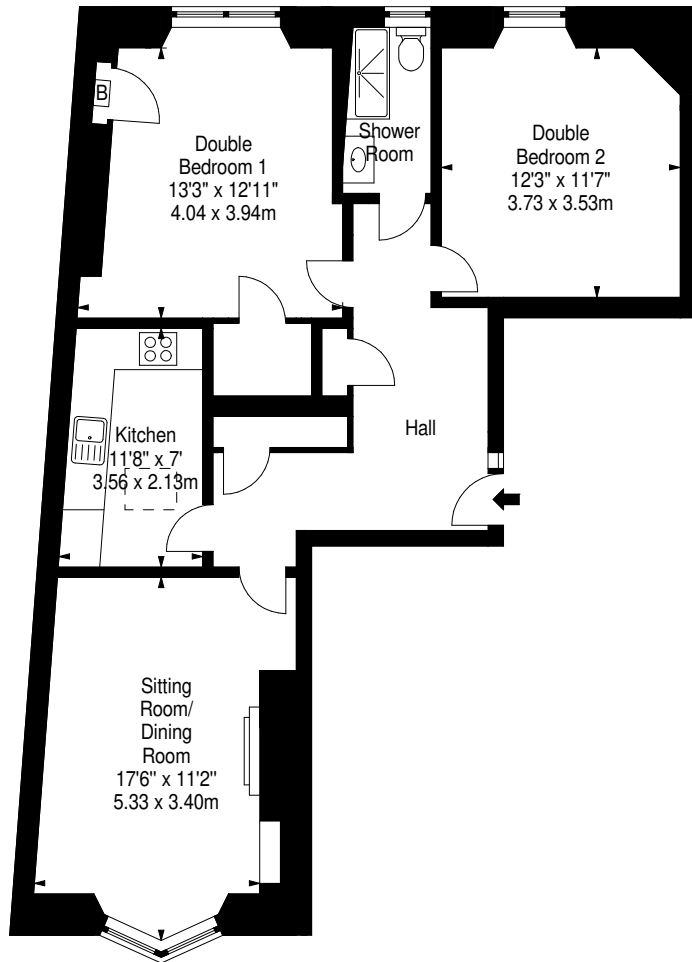




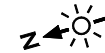
**Eyre Place,  
Edinburgh,  
Midlothian, EH3 5EJ**



Approx. Gross Internal Area  
792 Sq Ft - 73.58 Sq M  
For identification only. Not to scale.  
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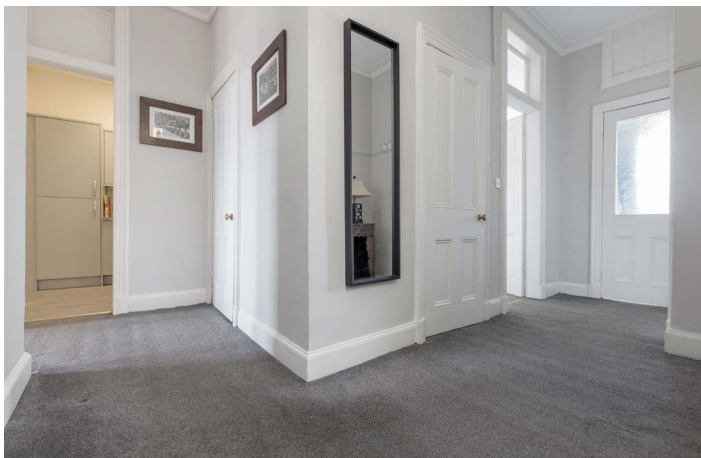


Third Floor



## Location

Eyre Place 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 King George V Park, 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. 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.