NEILSONS

Solicitors & Estate Agents

Fixed Price

£670,000

Flat 2 8 Eyre Place

New Town | Edinburgh | EH3 5EP

A generously proportioned first floor apartment, forming part of an exclusive Applecross development and enjoying a superb central location in Edinburgh's iconic New Town.

- 3 bedrooms
- 1 public room
- 3 bathrooms
- Allocated parking space
- Communal terrace
- EPC rating – C
- Council tax band- G

Description

The property further benefits from an allocated parking space and a useful external storage cupboard, while an excellent selection of shops, cafés and everyday amenities lie quite literally on the doorstep. Frequent bus services provide swift access into the city centre.

Beautifully presented throughout, the accommodation offers a highly versatile layout ideally suited to professional couples, as well as those seeking to downsize without compromising on comfort or living space.

The property is accessed via secure entry and lift and briefly comprises an entrance hallway with ample built-in storage and utility, generously sized dual aspect reception room with wood flooring, fresh neutral décor and sliding doors opening out onto a private balcony. Open plan to a high spec modern kitchen complete with central island, an assortment of base and wall units, glass splashback and a range of good quality integrated appliances.

There is a large principal bedroom with two fitted wardrobes and a stylish contemporary en-suite, two further good sized double bedrooms both with wardrobes and one with an additional en-suite, and finally a beautiful bespoke family bathroom with countertop basin, useful storage, WC and over-bath shower.

Extras

All white goods, integrated appliances, curtains, light fittings and fixtures will be included. Items of the furniture may be available via separate negotiation.

Gardens and Parking

There is a substantial south facing communal terrace to the rear of the building, featuring a decked area and a variety of planted beds. The property boasts its own secure underground parking space together with a useful lock up store.

Factor

The lift, carpark and communal areas are managed by Hacking and Patterson, the current charge is approximately £249 which includes buildings insurance.

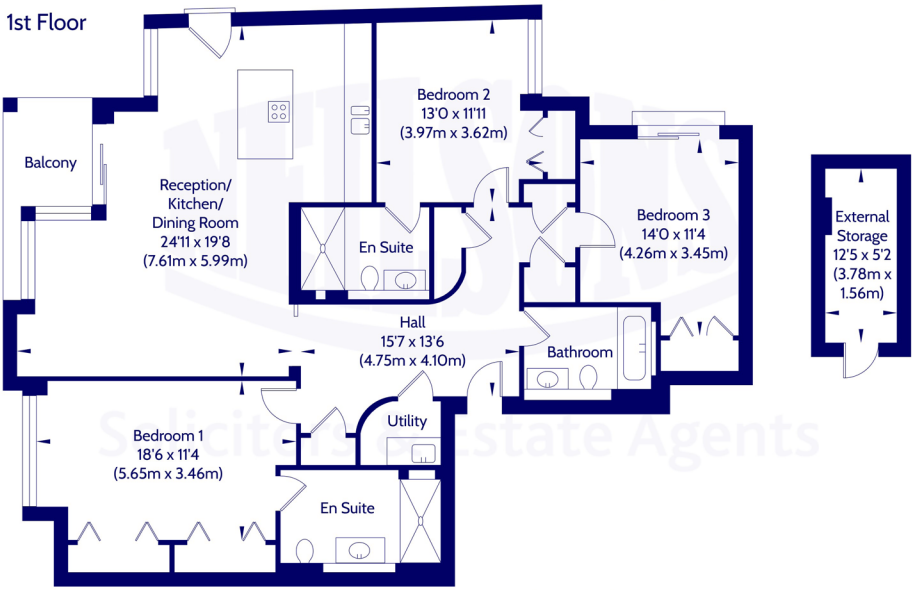
Viewing

By appointment through Neilsons (0131 625 2222).

Location

Eyre Place forms part of Edinburgh's world famous Georgian New Town and this superb city centre location offers cosmopolitan living at its finest. A wealth of world class shops and amenities are within moments' walk, with the adjacent Dundas Street boasting a selection of renowned art galleries. The fashionable Stockbridge district is close at hand offering an excellent range of highly regarded cafes, bars and restaurants and a wide range of recreational facilities, together with a weekend food market. There are an assortment of beautiful green spaces nearby including the Royal Botanical Gardens, Inverleith Park, and the Water of Leith Walkway. Excellent local bus services provide quick access in and around the city and Edinburgh's tram network and Waverley rail station are also within easy travelling distance, providing regular links Edinburgh International Airport and beyond.

Approx. Gross Internal Floor Area 136 Sq M / 1469 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk 0131 625 2222 www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

WINNER SCOTTISH LEGAL AWARDS 2025 · WINNER SCOTTISH LEGAL AWARDS 2024 · WINNER SCOTTISH LEGAL AWARDS 2023 · WINNER SCOTTISH LEGAL AWARDS 2022 · WINNER SCOTTISH LEGAL AWARDS 2021 · WINNER SCOTTISH LEGAL AWARDS 2020 · TheNegotiator Awards 2019 REGIONAL AGENCY OF THE YEAR SCOTLAND GOLD · TheNegotiator Awards 2020 REGIONAL AGENCY OF THE YEAR SCOTLAND GOLD · Gold TheNegotiator Awards 2019 Regional - Scotland of the Year