



## Eyre Place

, Canonmills, Edinburgh, EH3 5EJ

# Rental £1,725 pcm

2 bedroom Flat / Apartment available 09 July 2025

60 Queen Street , Edinburgh , , EH2 4NA  
[enquiry@murrayandcurrie.com](mailto:enquiry@murrayandcurrie.com)

# 0131 226 5050

### Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00  
Wed 08.00 - 18.00; Thurs 08.00 - 18.00  
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- \* Unfurnished
- \* Fridge Freezer
- \* Permit Parking
- \* Pets Not Allowed
- \* Secure Entry Phone
- \* Shower
- \* Views

### Situation

An attractive and exceptionally well appointed two-bedroom 2nd floor, unfurnished apartment situated on a quiet cul-de-sac on the fringe of Edinburgh's prestigious New Town. With a wealth of local amenities and access to King George V Park, right on the doorstep, the 2nd floor apartment is accessed via a traditional stairwell with the front door opening onto a welcoming hallway. A generously sized open plan living space with fully equipped kitchen offers ample room for dining and entertaining. There are two spacious bedrooms both conveniently located to the rear of the property, each comfortably fitting a double bed whilst enjoying a leafy east facing outlook. A lovely tiled bathroom with shower over bath tub. The property further benefits from gas central heating, good storage and a shared garden. Eyre Place is situated within Edinburgh's historic New Town with George Street, Harvey Nichols, John Lewis and the fashionable boutique shops of Multrees Walk and recently opened St Jame's Quarter all within a short walk. The cosmopolitan and picturesque area of Stockbridge to the west and Broughton Street to the east are within 0.5 miles offering a multitude of eateries and boutique shopping options. Transport links are also conveniently located within easy distance, with Waverley Train Station is short taxi ride away and access to the airport simple by regular shuttle buses from the station. Retreat from the city, is provided by the Magnificent Royal Botanic Gardens or the expansive greenery at Inverleith Park with picturesque walks along the Water of Leith just a short walk away. For the cultural enthusiast, the National Portrait Gallery and the Playhouse Theatre

All measurements are approximate.

### Further Information

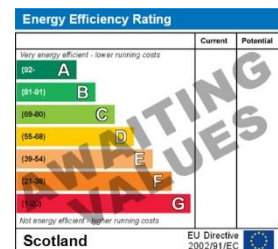
The deposit required is £1,725

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

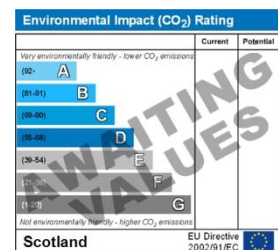
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 08/05/2025

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2025. Murray & Currie Ltd Registered in Scotland No. SC 342 656