



4/6 Airlie Place

BROUGHTON | EDINBURGH | EH3 5DU



MURRAY
BEITH
MURRAY

4/6 Airlie Place

Broughton | EDINBURGH | EH3 5DU

Introducing 4/6 Airlie Place, a 1-bed top floor flat located in Edinburgh's New Town, on the edge of the vibrant Stockbridge

Situated in a traditional tenement building, the property boasts characterful, spacious accommodation, featuring high ceilings with ornate cornicing and an Edinburgh Press. Benefiting from a large breakfasting kitchen with walk in pantry, and a generous box room, 4/6 Airlie Place would make an ideal home for first time buyers or professionals alike.

Surrounded by excellent local amenities, this charming flat is a convenient distance from the city centre & surrounding areas.

Entrance hall with large storage cupboard and secure entry phone

Bright, spacious living room with gas fire surrounded by marble mantelpiece, Edinburgh Press, sash and case window surrounded by traditional panelling, picture rail and ornate cornicing

Large walk-in box room/storage cupboard off of living room, including built in shelving

Sizable kitchen/dining room with large, sash and case window with views over communal rear garden, modern fitted wall and base units, integrated oven, gas hob and dishwasher, large walk-in pantry with fitted shelving

Double bedroom with sash and case window overlooking communal, well-maintained south-facing gardens

Partially tiled bathroom including white three-piece suite comprising WC, wash hand basin and shower over bath and towel warmer

Residents permit parking and Pay & Display on street parking

Gas central heating with steel panel radiators

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

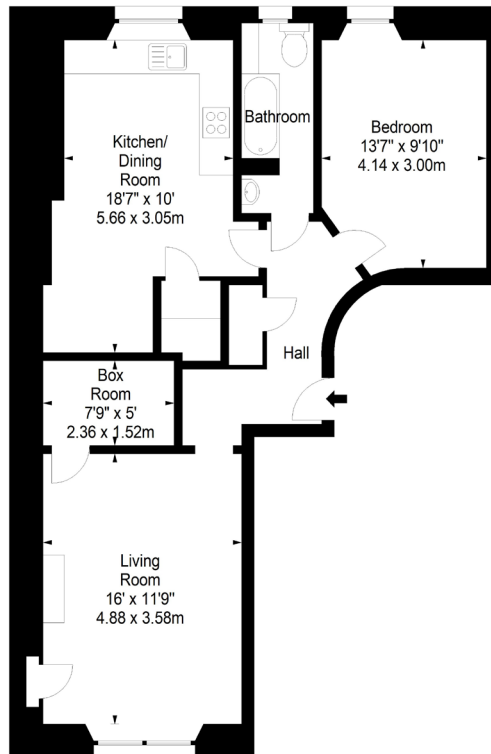




**Airlie Place,
Edinburgh,
Midlothian, EH3 5DU**



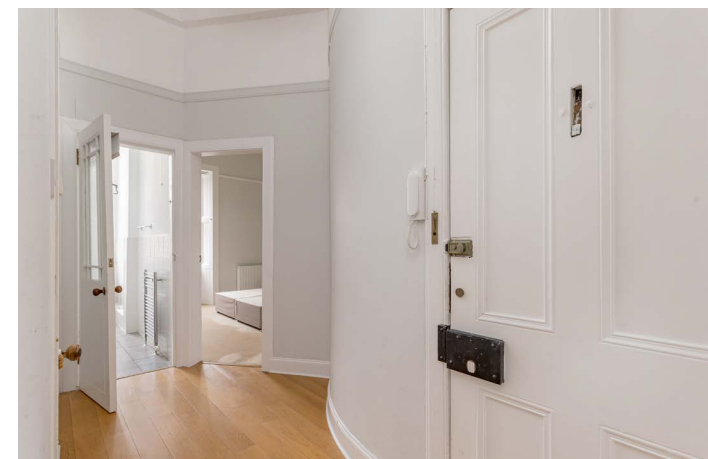
Approx. Gross Internal Area
724 Sq Ft - 67.26 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

Location

4/6 Airlie Place is situated in the highly popular Broughton area, lying just north east of the city centre. There are excellent local facilities nearby including a Tesco supermarket, and a wide selection of shops, cafés, delis, bistros and restaurants, vibrant Stockbridge and the city centre. For recreation there is The Royal Botanic Gardens, Inverleith Park, and Water of Leith Walkway & Cycle Path. Regular buses run to and from the city centre and surrounding areas, and Waverley Rail Station, St Andrews Bus Station and the Tram line are conveniently close by. Edinburgh Airport, the Forth Road Bridge, and the main motorway networks are within easy reach via the A90 heading west, and nearby Ferry Road connects via the City Bypass to the A1 heading south.



Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk W: www.murraybeith.co.uk

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 2026 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.