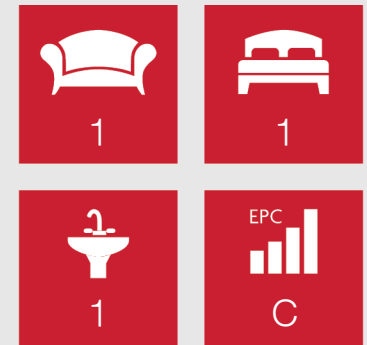




**Thorntons**   
The right way to move

## 4/9 Airlie Place, New Town

Edinburgh, EH3 5DU







## Summary

Centrally located in the prestigious New Town conservation area, on the fringes of charming Stockbridge, this one-bedroom flat combines the space and character typical of an Edinburgh tenement home with the opportunity for modernisation and personal upgrades. Situated on the top (third) floor, it features an elegant living room, a sunny and social dining kitchen, a bathroom, a rear-facing double bedroom, and a practical box room. Additional highlights include shared access to a beautifully landscaped, south-facing garden and on-street parking, which is conveniently regulated under Zone 5A.

Extras: The property is sold as seen.

## Features

- Prime New Town location
- Period home renovation opportunity
- Top/third-floor tenement flat
- Shared stairwell and secure entry system
- Entrance hall with storage
- Bright living room with elegant decorative details and storage
- Sunny dining kitchen
- Rear-facing double bedroom with storage and garden views
- Versatile box room off the living room
- Bright bathroom
- Shared south-facing rear garden
- On-street parking (Zone 5A)
- Gas central heating



"Period home renovation opportunity  
in the capital's central New Town,  
close to Stockbridge and  
The Water of Leith."











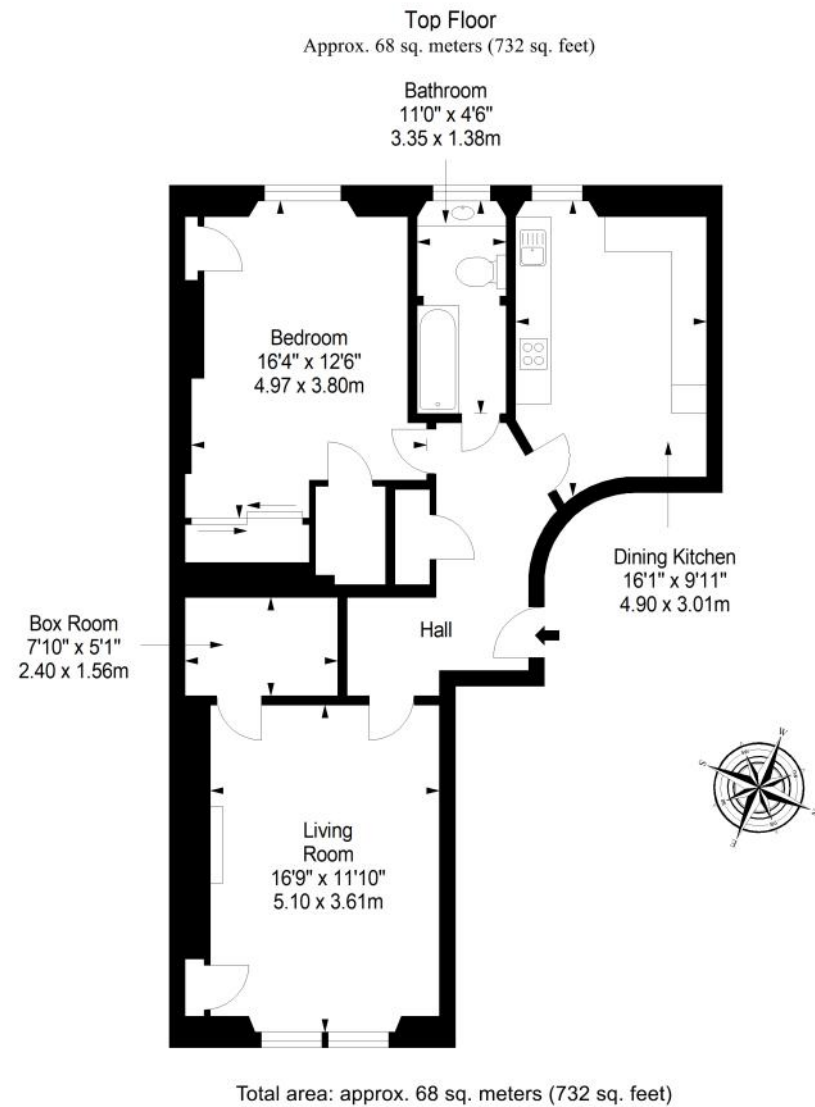
"The tenement flat benefits from shared access to a lovely suntrap garden and on-street parking is controlled to prioritise residents."







# Floorplan





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