

11 EXCLUSIVE APARTMENTS IN THE  
HEART OF CANONMILLS

EYRE PLACE |  
EDINBURGH | EH3 5EY

# Eyre

THE PLACE

OFFERING OUTDOOR SPACES, PRIVATE TERRACES, AND A  
CHOICE OF MAIN DOOR APARTMENTS AND SPACIOUS DUPLEXES.



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Specification

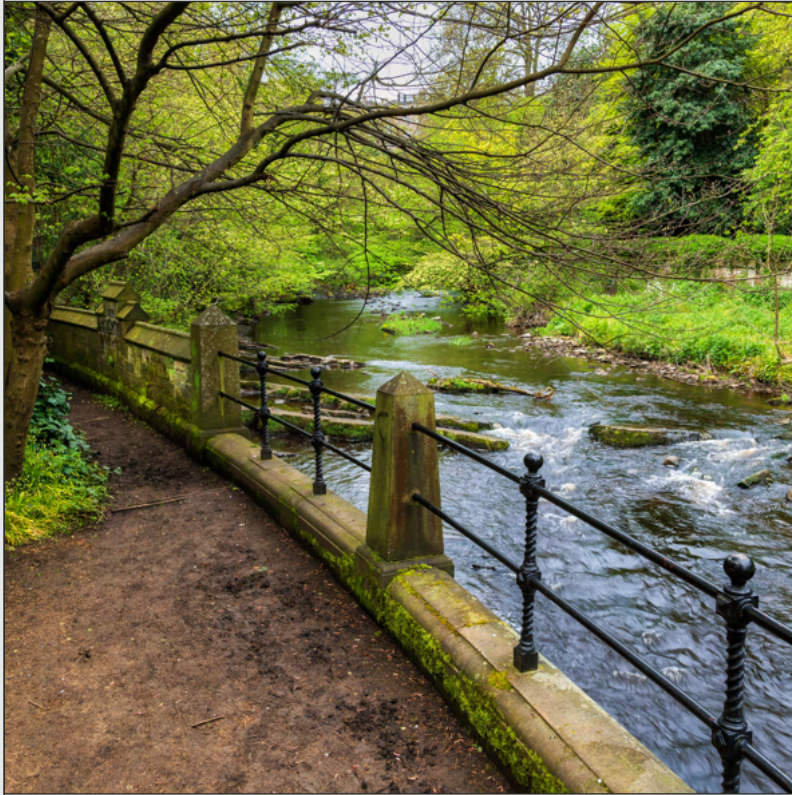
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Set in the vibrant and charming neighbourhood of Canonmills, Eyre Place presents a desirable opportunity for contemporary, energy-efficient living in the heart of Edinburgh. Each of the eleven apartments at Eyre Place has been crafted to meet the highest standards and offers a sanctuary of sophistication.

This exclusive range of high specification apartments introduces an unparalleled residential journey and combines modern luxury with timeless style. At Eyre Place, you can live sustainably, without compromising on comfort, knowing energy-efficiency has been carefully considered. Choose from a range of thoughtfully designed two bedroom apartments or an impressive 4 bedroom apartment. What's more, selected homes are set over two floors, with nine of the homes being main door flats, providing the flexibility to cater to modern living needs. Enjoy access to private outdoor spaces or communal gardens, where you can relax or entertain in your new outdoor space in the heart of Edinburgh.

# Thoughtfully Designed Exclusive Apartments





LOCATION

11 EXCLUSIVE APARTMENTS  
IN THE HEART OF CANONMILLS

A Unique &  
Enriching Lifestyle

Canonmills and the surrounding area are adorned with historical significance. Sitting on the edge of Edinburgh New Town which is characterised by its elegant Georgian design, the location stands as a testament to the rich architectural heritage of Edinburgh. As the city has expanded, Canonmills has gradually transformed into a residential area, preserving much of its' celebrated charm whilst seamlessly integrating new developments. In turn, Eyre Place offers residents a connection to Edinburgh's storied past alongside present day comforts.

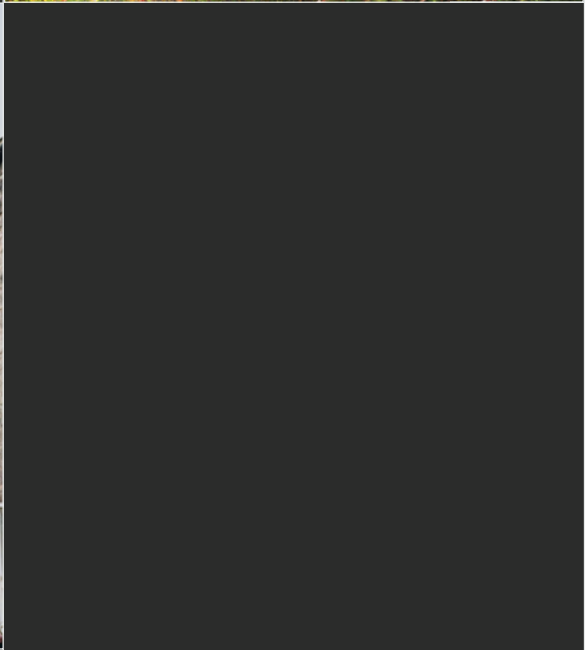
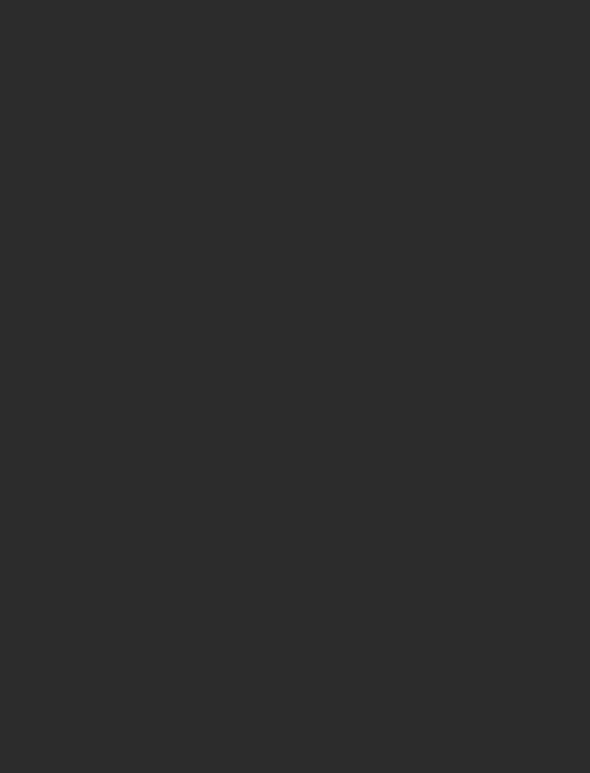
Perfectly positioned, Canonmills is known for its array of independent shops, boutiques and cafes, ensuring a unique character which has been defined by small businesses and a strong sense of community, alongside being in close proximity to all your daily necessities including a large supermarket, meaning your weekly shop is a breeze.

In addition, Eyre Place is just a stone's throw away from the bustling creative scenes of Stockbridge and Edinburgh New Town,

where you can indulge in the finest shopping and dining experiences. From casual eateries to fine dining establishments, diverse culinary tastes are sure to be catered for.

As a resident of Eyre Place, you can delight in the proximity to cultural landmarks such as the Scottish National Portrait Gallery and The Royal Botanic Garden, boasting beautifully landscaped gardens. Alongside Inverleith Park, with its expansive green spaces, the location ensures a peaceful retreat without having to compromise on city centre living. Excellent transport links make commuting effortless, with major bus routes and Waverley Train Station within easy reach.

Whether you're drawn to its surrounding tranquil greenery or its contemporary conveniences, Canonmills offers a unique and enriching lifestyle in the heart of Edinburgh.



LOCATION

	DISTANCE	BY FOOT	BY ROAD
ST JAMES QUARTER	0.8 miles	18 mins	6 mins
ROYAL BOTANIC GARDEN	0.5 miles	10 mins	3 mins
INVERLEITH PARK	0.7 miles	16 mins	4 mins
PORTRAIT GALLERY	0.6 miles	13 mins	5 mins
WAVERLEY STATION	0.9 miles	20 mins	8 mins
CITY CENTRE	0.7miles	14 mins	5 mins



TRAM STOPS



TRAIN STATION



LOCAL BUS STOP



BUS ROUTES

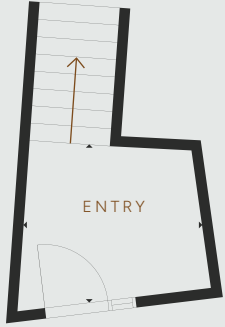




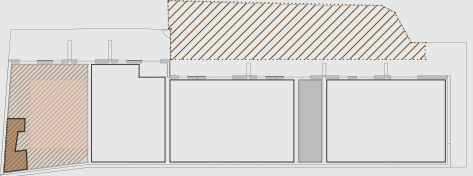
# Plot 1

GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

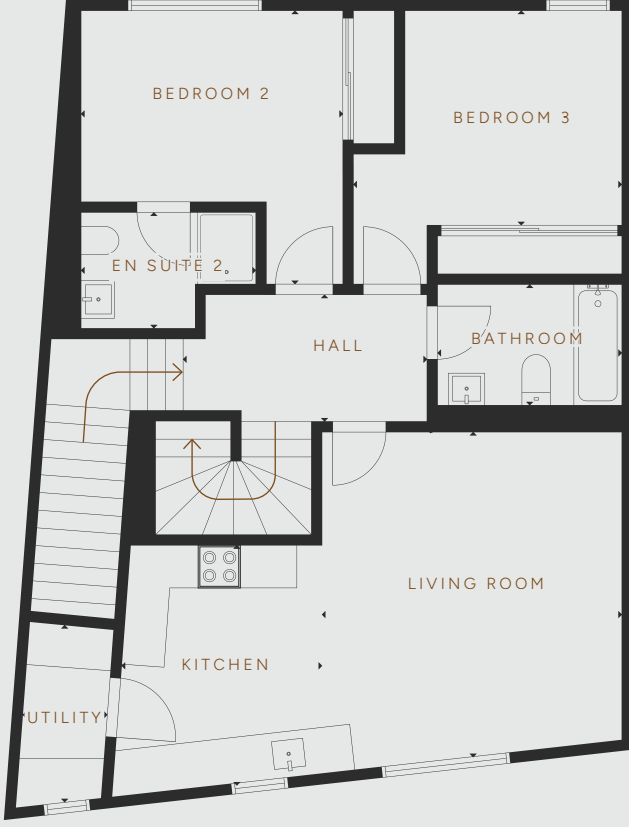
TOTAL AREA	133 m <sup>2</sup>	1479 ft <sup>2</sup>
KITCHEN/LIVING	7.23 x 4.23m	23'8" x 13'10"
UTILITY	1.11 x 2.58m	3'8" x 8'5"
BATHROOM	2.65 x 1.93m	8'8" x 6'3"
BEDROOM 1	4.23 x 3.70m	13'10" x 12'2"
EN SUITE 1	3.13 x 2.63m	10'3" x 8'7"
BEDROOM 2	3.71 x 3.80m	12'2" x 12'6"
EN SUITE 2	2.70 x 1.60m	8'9" x 5'2"
BEDROOM 3	3.80 x 3.77m	12'6" x 12'4"
BEDROOM 4 / OFFICE	2.20 x 2.43m	7'3" x 7'11"
DRESSING ROOM	1.70 x 2.63m	5'7" x 8'8"



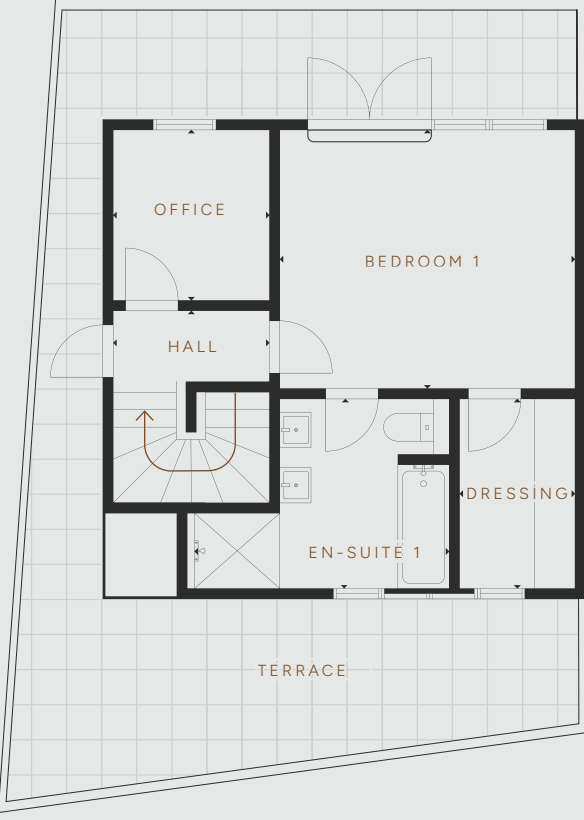
GROUND FLOOR



- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- SECOND FLOOR TERRACE
- STAIRWELL
- SHARED GARDEN



FIRST FLOOR



SECOND FLOOR

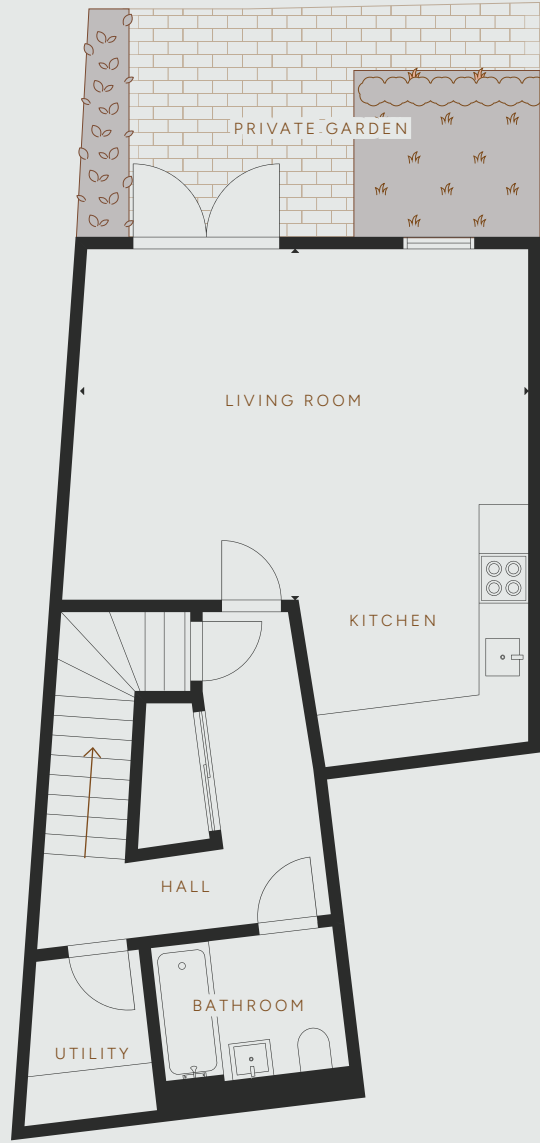


FLOOR PLAN

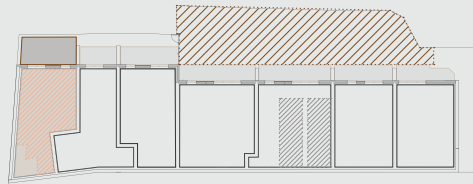
Plot 2

GROUND FLOOR | LOWER GROUND FLOOR

TOTAL AREA	102 m <sup>2</sup>	1093 ft <sup>2</sup>
LIVING/KITCHEN	5.52 x 6.45m	18'1" x 21'1" ft
UTILITY	1.68 x 2.03m	5'6" x 6'8" ft
BATHROOM	2.30 x 2.05m	7'6" x 6'8" ft
BEDROOM 1	2.87 x 4.32m	9'5" x 14'2" ft
EN SUITE	1.70 x 1.67m	5'7" x 5'6" ft
BEDROOM 2	2.66 x 3.13m	8'8" x 10'3" ft
WC	2.48 x 1.36m	8'2" x 4'5" ft



LOWER GROUND FLOOR



- LOWER GROUND FLOOR
- GROUND FLOOR
- CYCLE STORE | BIN & STAIRWELL (GROUND FLOOR)
- PRIVATE GARDEN
- SHARED GARDEN



GROUND FLOOR

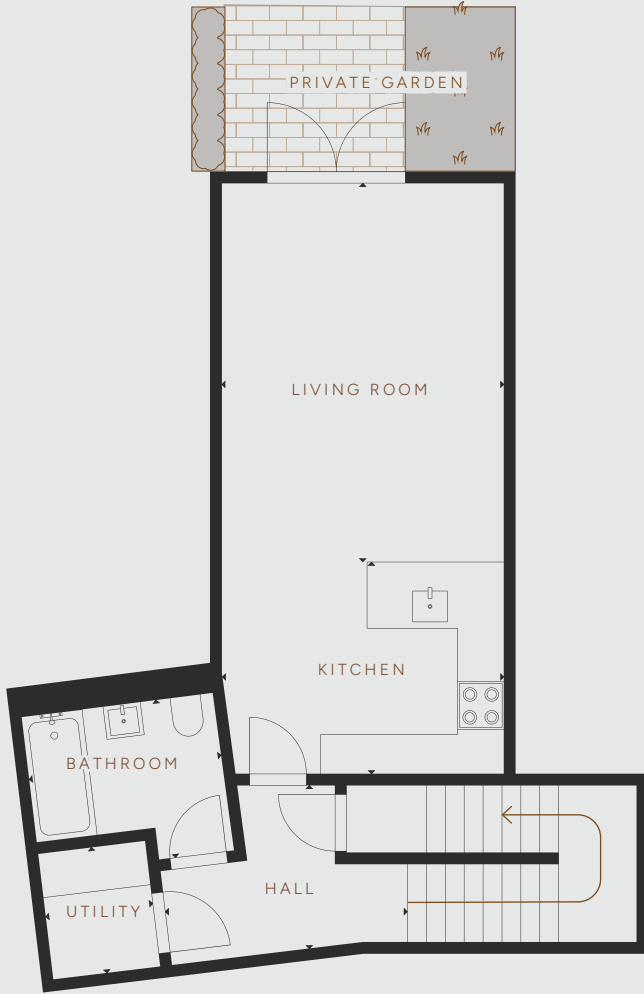


FLOOR PLAN

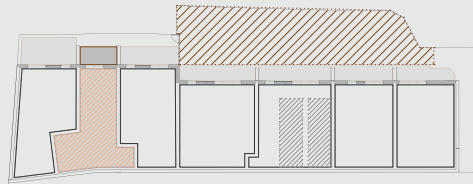
Plot 3

LOWER GROUND FLOOR | GROUND FLOOR

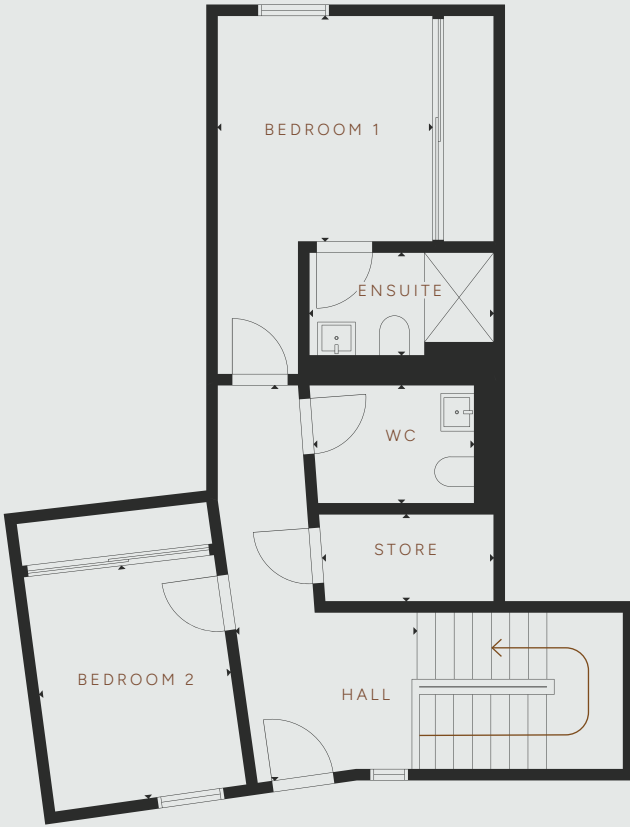
TOTAL AREA	100 m <sup>2</sup>	1079 ft <sup>2</sup>
LIVING/KITCHEN	3.70 x 7.86m	12'2" x 25'9"
UTILITY	1.39 x 1.68m	4'6" x 5'6"
BATHROOM	2.56 x 2.36m	8'4" x 7'9"
BEDROOM 1	2.87 x 4.75m	9'5" x 10'4"
EN SUITE	2.49 x 1.60m	8'1" x 5'3"
BEDROOM 2	2.60 x 3.14m	8'6" x 10'3"
WC	2.48 x 1.60m	8'1" x 5'3"
STORE	2.31 x 1.17m	7'7" x 3'10"



LOWER GROUND FLOOR



- LOWER GROUND FLOOR
- GROUND FLOOR
- CYCLE STORE | BIN & STAIRWELL (GROUND FLOOR)
- PRIVATE GARDEN
- SHARED GARDEN



GROUND FLOOR



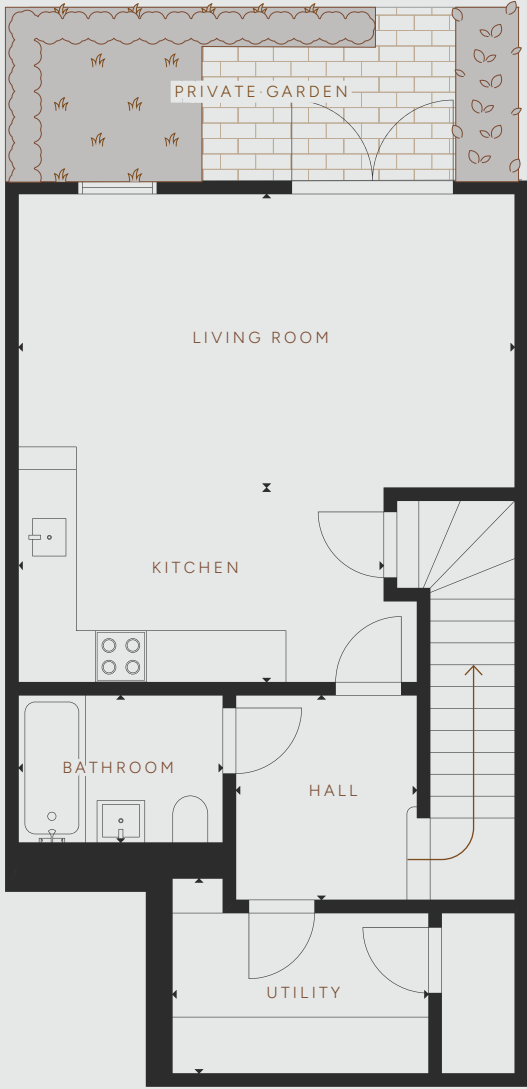


FLOOR PLAN

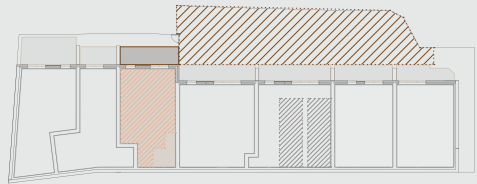
Plot 4

GROUND FLOOR | LOWER GROUND FLOOR

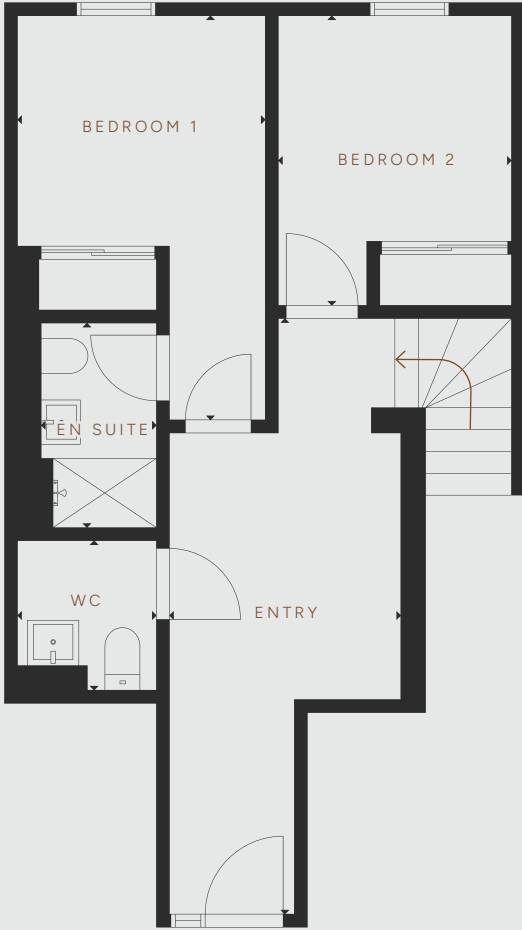
TOTAL AREA	99 m <sup>2</sup>	1063 ft <sup>2</sup>
KITCHEN/LIVING	5.58 x 5.56m	18'3" x 18'3"
UTILITY	2.66 x 1.80m	8'8" x 5'10"
BATHROOM	2.30 x 1.93m	7'6" x 6'4"
BEDROOM 1	2.71 x 4.59m	8'10" x 15'1"
EN SUITE	1.60 x 2.35m	5'3" x 7'9"
BEDROOM 2	2.70 x 3.32m	8'10" x 10'11"
WC	1.60 x 1.71m	5'3" x 5'7"



LOWER GROUND FLOOR



- LOWER GROUND FLOOR
- GROUND FLOOR
- CYCLE STORE | BIN & STAIRWELL (GROUND FLOOR)
- PRIVATE GARDEN
- SHARED GARDEN



GROUND FLOOR

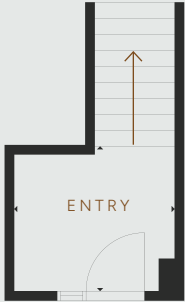


FLOOR PLAN

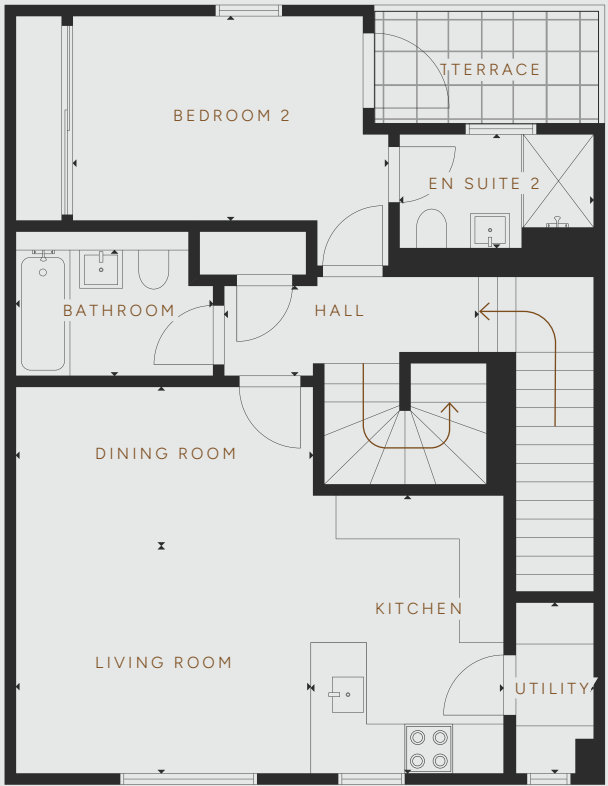
Plot 5

GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

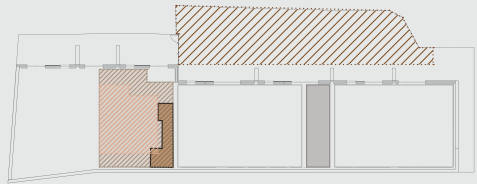
TOTAL AREA	114 m <sup>2</sup>	1228 ft <sup>2</sup>
LIVING ROOM	6.47 x 5.13m	21'2" x 19'7" ft
UTILITY	1.00 x 2.26m	3'3" x 7'5" ft
BATHROOM	2.65 x 1.93m	8'8" x 6'4"
BEDROOM 1	3.90 x 4.25m	12'10" x 13'11" ft
EN SUITE 1	3.98 x 2.08m	13'1" x 6'10" ft
DRESSING ROOM	2.20 x 2.08m	7'3" x 6'10" ft
BEDROOM 2	4.32 x 3.32m	14'2" x 10'10" ft
EN SUITE 2	2.62 x 1.53m	8'7" x 5'0" ft



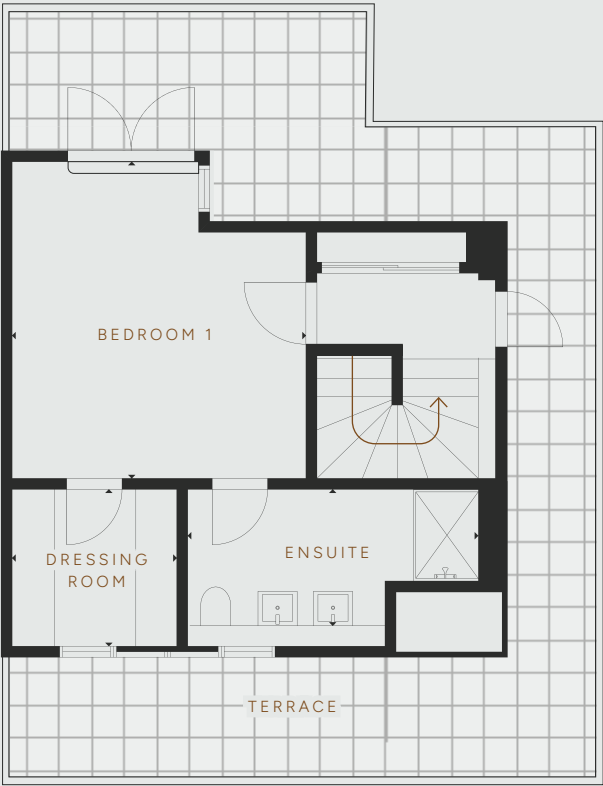
GROUND FLOOR



FIRST FLOOR



- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- SECOND FLOOR TERRACE
- STAIRWELL
- SHARED GARDEN



SECOND FLOOR





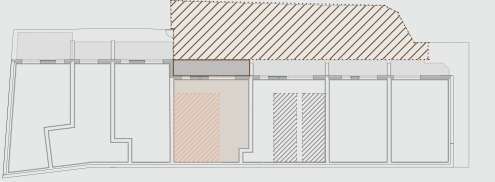
# Plot 6

## GROUND FLOOR | LOWER GROUND FLOOR

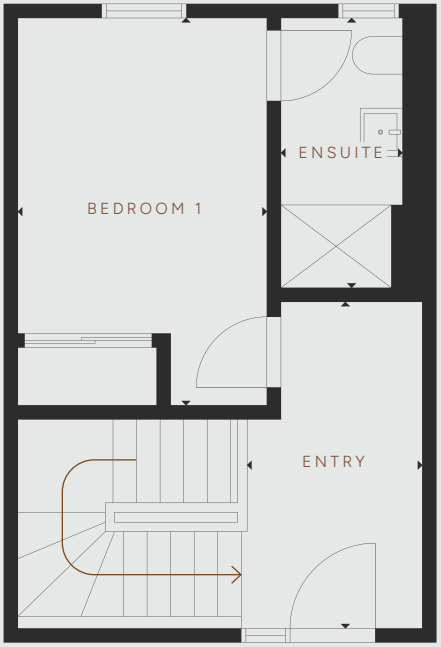
TOTAL AREA	90 m <sup>2</sup>	972 ft <sup>2</sup>
LIVING/KITCHEN	4.87 x 5.97m	15'11" x 19'7"
UTILITY	1.38 x 1.80m	4'6" x 5'11"
BATHROOM	3.70 x 2.32m	12'1" x 7'7"
BEDROOM 1	2.65 x 4.12m	8'8" x 13'6"
EN SUITE	1.55 x 2.89m	5'1" x 9'6"
BEDROOM 2	2.60 x 4.23m	8'6" x 13'10"



LOWER GROUND FLOOR



- LOWER GROUND FLOOR
- GROUND FLOOR
- CYCLE STORE | BIN & STAIRWELL (GROUND FLOOR)
- PRIVATE GARDEN
- SHARED GARDEN



GROUND FLOOR

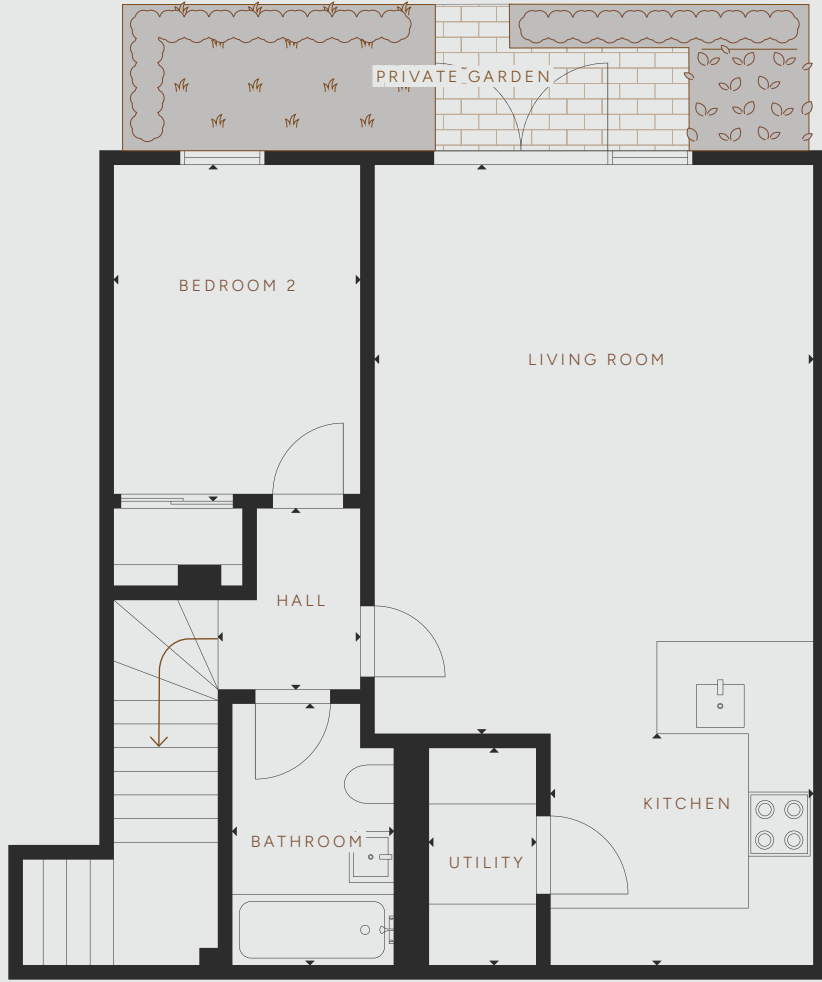
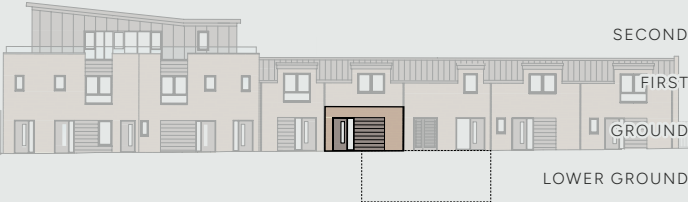




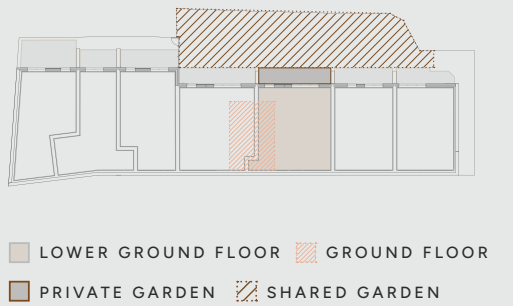
# Plot 7

## GROUND FLOOR | LOWER GROUND FLOOR

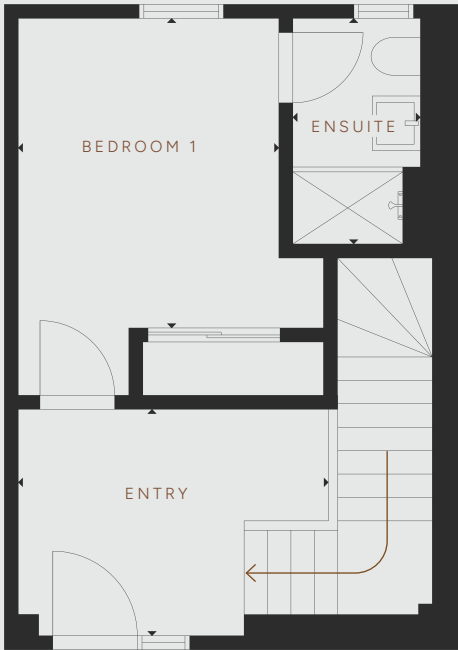
TOTAL AREA	91 m <sup>2</sup>	984 ft <sup>2</sup>
LIVING/KITCHEN	4.65 x 8.37m	15'3" x 27'5"
UTILITY	1.20 x 2.30m	3'11" x 7'6"
BATHROOM	1.93 x 2.73m	6'4" x 8'11"
BEDROOM 1	3.14 x 3.99m	10'4" x 13'1"
EN SUITE	1.57 x 2.37m	5'2" x 7'9"
BEDROOM 2	2.60 x 3.45m	8'6" x 11'3"



LOWER GROUND FLOOR



LOWER GROUND FLOOR GROUND FLOOR  
PRIVATE GARDEN SHARED GARDEN



GROUND FLOOR



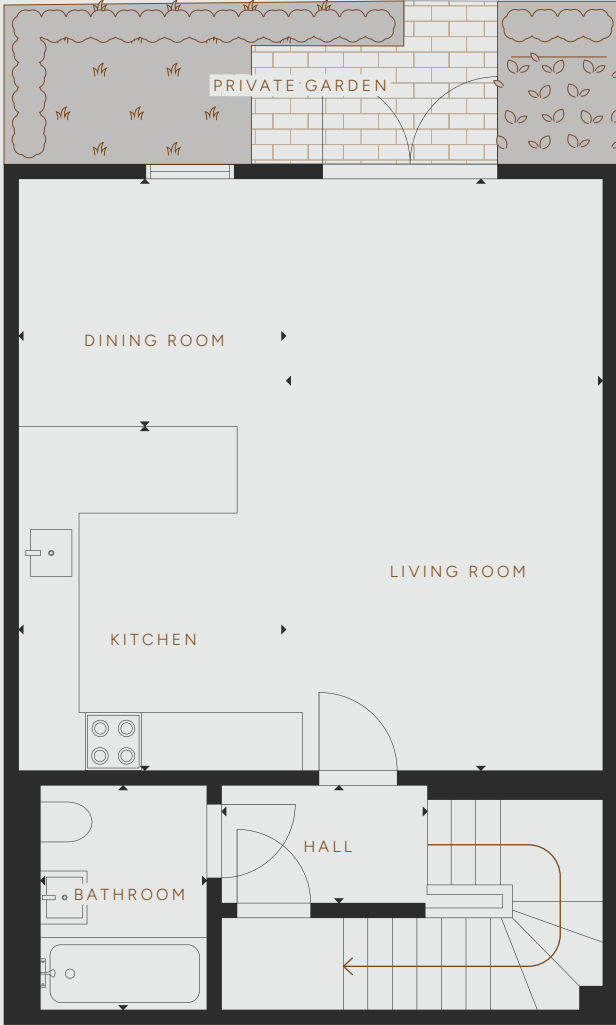


FLOOR PLAN

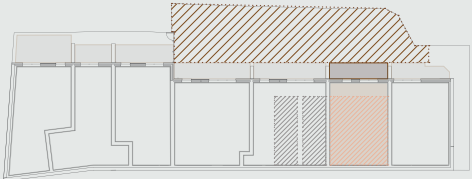
Plot 8

GROUND FLOOR | LOWER GROUND FLOOR

TOTAL AREA	87 m <sup>2</sup>	940 ft <sup>2</sup>
LIVING/KITCHEN	5.89 x 5.97m	19'3" x 19'7" ft
BATHROOM	1.93 x 2.25m	6'4" x 7'5" ft
BEDROOM 1	2.61 x 3.97m	8'2" x 12'11" ft
EN SUITE	2.11 x 1.00m	6'11" x 3'3" ft
BEDROOM 2	2.47 x 3.97m	8'1" x 12'11" ft
WC	1.20 x 2.37m	3'11" x 7'9" ft

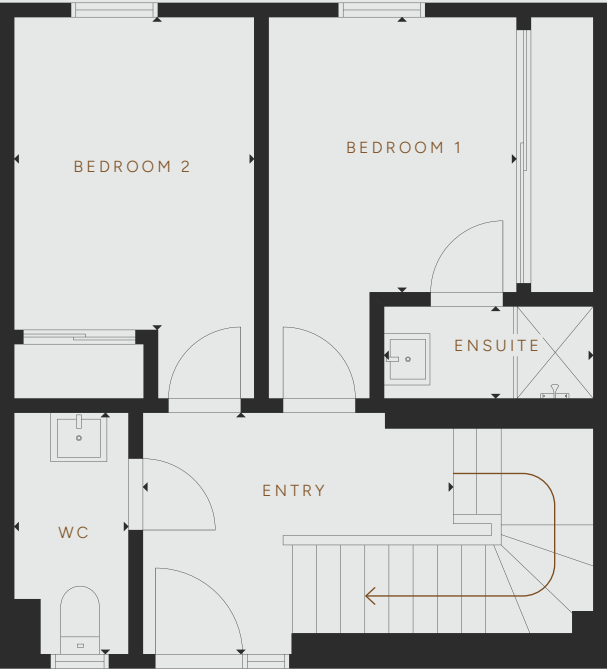


LOWER GROUND FLOOR



LOWER GROUND FLOOR PLAN

- LOWER GROUND FLOOR
- GROUND FLOOR
- CYCLE STORE | BIN & STAIRWELL (GROUND FLOOR)
- PRIVATE GARDEN
- SHARED GARDEN



GROUND FLOOR

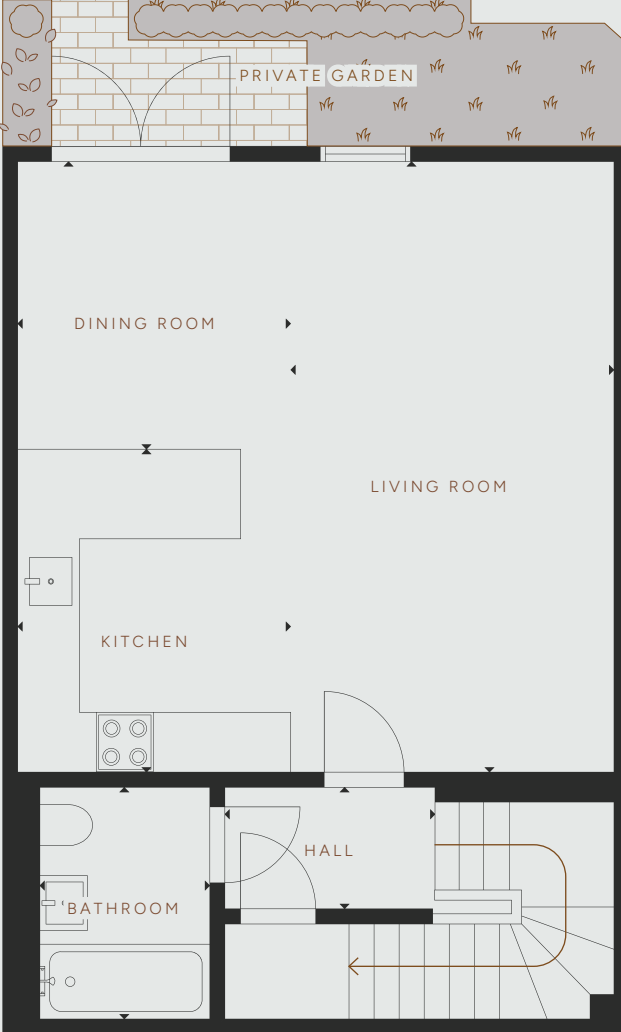


FLOOR PLAN

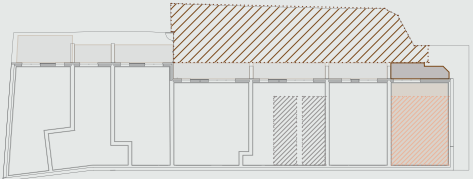
Plot 9

LOWER GROUND FLOOR | GROUND FLOOR

TOTAL AREA	87 m <sup>2</sup>	938 ft <sup>2</sup>
LIVING/KITCHEN/	5.80 x 5.97m	19'0" x 19'7"
BATHROOM	1.93 x 2.25m	6'4" x 7'5"
BEDROOM 1	2.61 x 3.97m	8'6" x 13'0"
EN SUITE	1.00 x 2.17m	3'3" x 7'1"
BEDROOM 2	2.47 x 3.97m	8'0" x 13'0"
WC	1.20 x 2.37m	3'11" x 7'9"

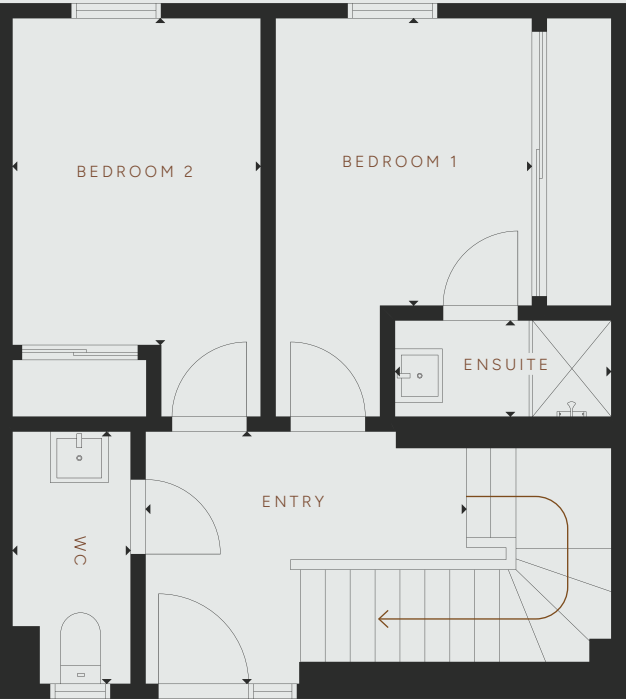


LOWER GROUND FLOOR



LOWER GROUND FLOOR PLAN

- LOWER GROUND FLOOR
- GROUND FLOOR
- CYCLE STORE | BIN & STAIRWELL (GROUND FLOOR)
- PRIVATE GARDEN
- SHARED GARDEN



GROUND FLOOR





FLOOR PLAN

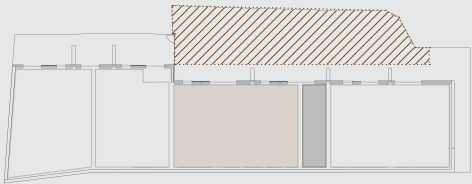
Plot 10

FIRST FLOOR

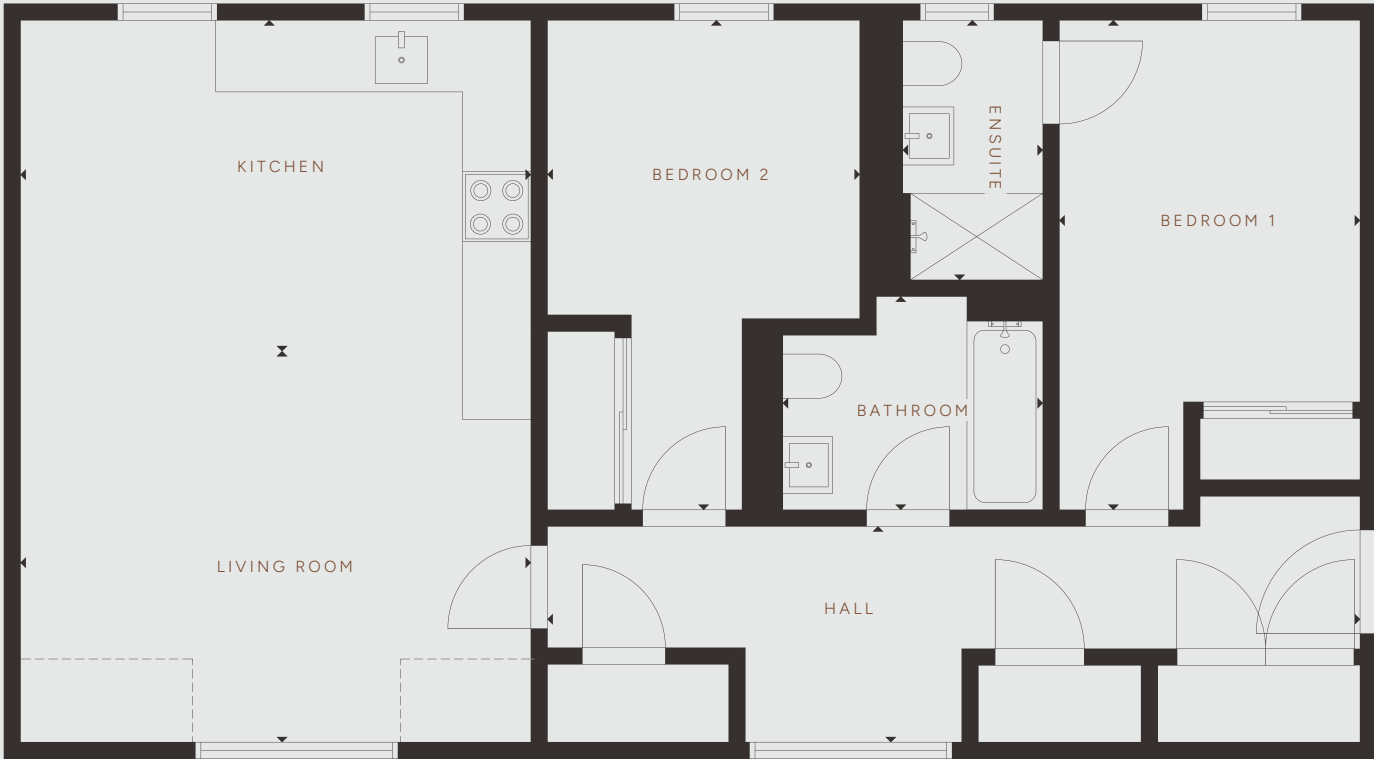
TOTAL AREA	78 m <sup>2</sup>	842 ft <sup>2</sup>
LIVING/KITCHEN	4.49 x 6.48m	16'1" x 21'3"
BEDROOM 1	2.80 x 4.42m	8'3" x 14'6"
EN SUITE	1.55 x 2.36m	5'1" x 7'9"
BEDROOM 2	2.81 x 4.42m	9'3" x 14'6"
BATHROOM	2.59 x 1.94m	8'6" x 6'4"



LOWER GROUND



- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- SECOND FLOOR TERRACE
- STAIRWELL
- SHARED GARDEN



FLOOR PLAN

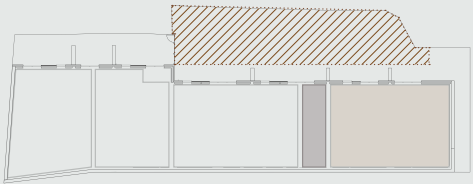
Plot 11

FIRST FLOOR

TOTAL AREA	79 m <sup>2</sup>	853 ft <sup>2</sup>
LIVING/KITCHEN	4.90 x 6.48m	16'1" x 21'3" ft
BEDROOM 1	2.55 x 4.42m	8'4" x 14'6" ft
EN SUITE	1.55 x 2.36m	5'1" x 7'9" ft
BEDROOM 2	2.81 x 4.42m	9'3" x 14'6" ft
BATHROOM	2.59 x 1.94m	8'6" x 6'4" ft



LOWER GROUND



- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- SECOND FLOOR TERRACE
- STAIRWELL
- SHARED GARDEN







# External Specification

## WALLS

- Smooth buff colour ashlar stone with stone sills.
- Feature panels in anthracite colour coated highly durable Nordic quality steel cladding and smooth off-white render (to the rear only).
- Top floor external walls in matching anthracite colour coated Nordic quality steel cladding.

## WINDOWS & EXTERNAL DOORS

- High quality, high thermal performance double glazed UPVC tilt & turn windows. Matching anthracite colour frames with satin chrome ironmongery.
- Factory finished composite timber external doors with secured by design multi-point locking mechanisms, toughened glass vision panels, matching anthracite colour and satin chrome ironmongery.

## ROOFLIGHTS

- Contemporary flat rooflights to living areas of Plots 6-9 inclusive.

## ROOFING

- Pitched roof in anthracite colour standing seam metal roofing
- Remaining roofs in sedum grass finish with gravel border.

## PRIVATE GARDENS (PLOTS 2, 3, 4, 6, 7, 8 & 9)

- Each with buff paving, planting and turf.

## TERRACES (PLOTS 1 & 5)

- Anthracite colour aluminium decking system.
- Clear toughened glass balustrades.





# Internal Specification

HIGH QUALITY CONSTRUCTION TO MEET  
OR EXCEED ALL CURRENT STANDARDS  
OF ACOUSTIC AND FIRE SEPARATION.

## FLOORS

- Hardwood engineered flooring or luxury vinyl tiles (LVT) to public areas.
- Porcelain tiling to wcs, bathrooms and en-suites.
- Carpet and underlay to all other areas.

## WALLS

- Internal partition walls with painted finish.

## CEILINGS

- Plasterboard with painted finish.

## JOINERY

### FINISHINGS

- Skirtings and Architraves in a painted finish.

### DOORS

- Contemporary white factory finished five panel doors.
- Toughened glazed doors between halls & public rooms
- All doors to have satin chrome ironmongery.

### STAIRS

- Carpeted treads and risers
- Contemporary features including toughened clear glass balustrade

## LIGHTING & ELECTRICAL FITTINGS

### LIGHTING

- Recessed LED lighting with white bezels to circulation areas, wcs, bathrooms, en-suites and all kitchen, living and dining areas.
- LED pendant lights to all bedrooms.
- LED pendant or ceiling/wall mounted light fittings to utility rooms and store cupboards.
- Backlit mirrors to all wcs, bathrooms and en-suites.
- Integrated under-wall unit LED lighting to all kitchens.
- External wall mounted LED light fittings to all entrance doors, terraces and private gardens.
- External wall mounted PIR activated LED light fitting to stair accessing rear gardens.

## DOORBELLS & DOOR ENTRY

- All properties (except Plots 10 & 11) to be fitted with mains-powered internet connected video doorbells
- Colour Video Entry System serving the common stair to Plots 10 & 11

## ELECTRICAL OUTLETS

- White light switches and power sockets throughout except as otherwise noted.
- Satin chrome outlets to be installed in kitchens, wcs, bathrooms and en-suites.
- Integrated USB-C charging outlets to be included within selected sockets in kitchens and all bedrooms
- Shaver sockets to en-suite & bathroom wash basins, where possible located discreetly within vanity storage.
- TV points to all living areas and bedrooms.
- Smoke, Heat and Carbon monoxide detectors to be installed in accordance with current regulations.
- Data distribution to upper and lower levels including to living room TV points, to enable strong wifi and internet connection throughout.

## RENEWABLE ENERGY, HEATING & VENTILATION

- Heating to be provided primarily by underfloor heating with contemporary radiators and towel warmers to bedrooms, bathrooms and shower rooms.
- All Plots (except Plots 1 & 5) to be served by Exhaust Air Heat Pumps providing all heating, hot water and mechanical ventilation requirements.
- Plots 1 & 5 to be served by Air Source Heat Pumps and large Unvented Hot Water Cylinders providing all heating and hot water.
- Plots 1 & 2 to be provided mechanical ventilation and heat recovery systems for added energy performance.



SIEMENS



LAUFEN



SPECIFICATION



KITCHENS & UTILITY ROOMS

FURNITURE & WORKTOPS

- Luxury contemporary handleless fully fitted kitchen furniture, worktops, upstands & splashback by Leicht.

SINK & TAPS

- Blanco large single bowl stainless steel sink and contemporary chrome mixer tap.

KITCHEN APPLIANCES

- Fully integrated Siemens appliance including:
  - Induction hob
  - Integrated extract hood
  - Single Oven
  - Combination Microwave-Oven
  - Dishwasher
  - Fridge Freezer
  - Washer Dryer (within kitchen in Plots 8-11 inclusive. In Utility rooms in other plots)

UTILITY APPLIANCES

- Free-standing under-worktop Siemens Washer Dryer.



BATHROOMS & EN-SUITES

- Chrome towel warmer
- Porcelain tiling to floor and walls
- Contemporary high quality white Laufen sanitaryware with soft close seats and concealed cisterns to wcs.
- Contemporary chrome fittings including mixer taps to wash basins & baths and thermostatic valves to showers
- Diverter to showers over baths with glazed bath screen
- Vanity storage to wash basins
- Shaver sockets throughout, where possible located discreetly within vanity storage
- Backlit LED mirrors with integrated demister
- Showerpipe to all en-suites in Plots 1 & 5 providing both a deluge shower head and separate multi-function shower head option.
- Large double basins to Bedroom 1 en-suites in Plots 1 & 5 with large integrated double drawer vanity unit

BEDROOMS

- All bedrooms to be provided with built-in-wardrobes

PRIVATE GARDENS & ROOF TERRACES

- Plots 2, 3, 4, 6, 7, 8 & 9 benefit from Private Gardens to the rear.
- Plots 1 & 5 each have wrap-around roof terraces overlooking lower ground across Canonmills to the Royal Botanical Gardens and to Inverleith as well as South and West towards the city centre.

COMMUNAL AREAS

- Landscaped, planted and turfed Communal Garden to the rear accessed either directly from Private Gardens or by side gate.
- Bin Store for access by all residents and directly by Council waste collection teams.
- Secure Bicycle Store accessible from the common stair, for the use of Plots 10 & 11 only

PARKING

- All properties will be entitled to one Zone 6 residential parking permit. Zone 6 covers Eyre Place and a large area East, West and Southward within Edinburgh City Centre.



EYRE PLACE |  
EDINBURGH | EH3 5EY

SPECIFICATION

## Warranty

All properties to be covered by an ICW 10 Year structural defect warranty

## Security

All windows and external doors to be 'Secured By Design' accredited with toughened glass and multi-point locking systems.

Mains powered alarm systems to Plots 1-9 inclusive, with wireless PIR sensors



SIEMENS



LAUFEN

CGIS ARE FOR ILLUSTRATIVE PURPOSES ONLY .



## CONTACT

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# Eyre

THE PLACE

EYRE - THE PLACE



Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor.

**Eyre The Place** is the marketing name for the development.

The developer operates a policy of continuous product development and reserves the right to amend any aspect of the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and any show home may depict

appliances, fittings and decorative finishes that do not form a part of the standard specification. Measurements (metric and imperial) provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during construction and are therefore indicative. The units described may not have been completed at the time of going to print.

CGIs are for illustrative purposes only and are therefore indicative, and photography may be from previous developments or depict generic specifications. Therefore, please refer to the selling agent for specific details before making a purchase decision.

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