



North Castle Street

, City Centre, Edinburgh, EH2 3LU

Rental £2,895 pcm

3 bedroom Flat / Apartment available 24 September 2026

60 Queen Street , Edinburgh , , EH2 4NA
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

- * Furnished
- * Fridge Freezer
- * N/A
- * parking space 97
- * Secure Entry Phone
- * Shower
- * Views

Situation

A charming and generously proportioned three bedroom, fully furnished, duplex flat with private parking for two cars. PLEASE NOTE THIS PROPERTY DOES NOT HAVE A HMO LICENCE AND IS SUITABLE FOR PROFESSIONALS ONLY! The bright and beautifully presented property sits on the top floor and enjoys great views of the city and beyond. The accommodation comprises: entrance vestibule, spacious living room with floods of natural light, a lovely kitchen with dining area and integrated appliances including a dishwasher. The family bathroom sits on this level too with a shower over bathtub. Bedroom two is spacious and has fitted wardrobes, bedroom three/office/family room is also spacious with built in wardrobes. Upstairs, is the stunning principal bedroom with en-suite shower room. The bedroom also benefits from large built-in wardrobes. The property further benefits from two tandem parking spaces, gas central heating, ample storage and access to Queen Street Gardens West, subject to application and payment of an annual subscription. The New Town is a UNESCO World Heritage Site in the heart of the City. All the benefits of city centre living can be enjoyed with a wide range of cultural activities, and a variety of speciality shops, bistros and restaurants in nearby Stockbridge. The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and John Lewis. In addition there are leisure facilities at the St James Quarter which includes a multi-screen cinema, a Virgin Active health club and various restaurants. The Edinburgh Property Ref: inst-11030

All measurements are approximate.

Further Information

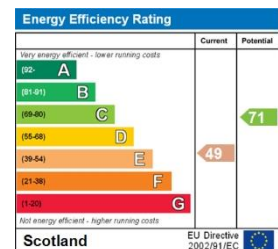
The deposit required is £2,895

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

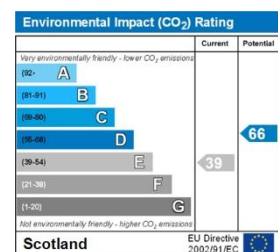
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 24 Months

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: 04/08/2026

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, 2026. Murray & Currie Ltd Registered in Scotland No. SC 342 656