



Hopetoun Street

, Broughton, Edinburgh , EH7 4NE

Rental £1,445 pcm

2 bedroom House available 31 October 2025

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
- * Secure entry phone
- * Heating
- * Secure Entry Phone

- * Shower

Situation

The accommodation comprises: a bright and generously proportioned living room with dining area, a stunning contemporary kitchen with dishwasher. Main bedroom with an elegant en-suite shower room, second well-sized double bedroom. The flat is completed by a stylish main bathroom. The bright and airy property further benefits from gas central heating, double glazing and private residents parking. Hopetoun Street is situated approximately less than 1 mile North East of Princes Street. It is ideally placed for those working or wishing to take full advantage of living within a cosmopolitan European capital. Alternatively, Waverley Railway Station and St Andrew Square bus station allow for ease of travel out with the capital. The Edinburgh tram service, with a stop on York Place, runs to Edinburgh Airport and is currently being extended to include Leith Walk. Within the immediate vicinity there is a wide range of independent shops, boutiques, bars and restaurants with the city centre having leading retailers including Harvey Nichols and John Lewis. For everyday requirements there are a number of supermarkets and the nearby Omni Centre has a cinema and Nuffield Health Club.

Accommodation

All measurements are approximate.

Further Information

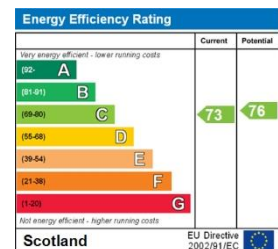
The deposit required is £1,445

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

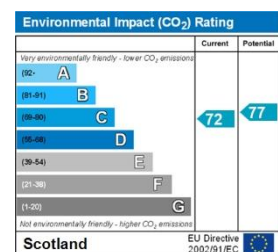
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

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.

Property Ref: inst-10444

Creation Date: 26/10/2025

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