



Cumberland Street

, New Town, Edinburgh, EH3 6RG

Rental £2,600 pcm

3 bedroom Flat / Apartment available 11 June 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

- * Unfurnished
- * Central Heating
- * Double Bedrooms
- * Fridge Freezer
- * Phone/Internet Point
- * Secure Entry Phone
- * Permit Parking

Situation

****PLEASE NOTE THIS PROPERTY DOES NOT HAVE AN HMO LICENCE SO IS ONLY SUITABLE FOR A COUPLE, TWO PEOPLE SHARING OR A FAMILY**** The property is accessed on the first floor of an original Georgian building. Elegant and welcoming integral entrance hall with secure entry system. Engineered oak flooring and a ceiling rose. Walk-in cloakroom cupboard. State of the art dining kitchen with rear facing views across peaceful neighbouring gardens comprising sash and case window, sleek, contemporary matt grey wall and base units with complementary worktops; well-appointed with all new appliances including Lamona double oven and induction hob with wall mounted extractor fan. Family bathroom with underfloor heating, deep bathtub with over bath shower. Airy and spacious sitting room with original features including Edinburgh Press, cornice work and double sash and case windows with front facing street views, feature fireplace and engineered oak flooring throughout. Principal bedroom with rear facing views across peaceful neighbouring gardens and cobbled mews with en-suite bathroom. Further double bedroom, front facing with shelved Edinburgh Press. Bedroom 3 or home office. Cumberland Street is situated in an elegant central location with close proximity to the city's bustling centre. This A listed area of the New Town looks very much the same as when it was built, a complete Georgian townscape which is designated a UNESCO world heritage site. George Street and Princes Street, along with several historic and cultural attractions of Edinburgh's city centre are only a few minutes walk away. There are

All measurements are approximate.

Further Information

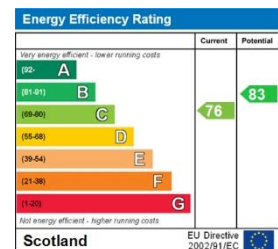
The deposit required is £2,600

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

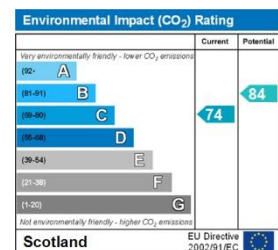
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 36 Months

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: 29/04/2025

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