

Melville Crescent

, West End, Edinburgh, EH3 7HW

Rental £2,195 pcm

2 bedroom Flat / Apartment available 27 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
- * Fridge Freezer
- * Heating
- * Secure Entry Phone

- * Shower

Situation

Set within the former Scotland Office building, this is a contemporary second floor apartment, synonymous with the grandeur of the prime West End location. Retaining many original charming features including ornate cornicing and sash and case windows. The open plan kitchen living room has arguably one of Edinburgh's best views of Edinburgh castle. Both bedrooms are a good size with stylish and practical fitted wardrobes. There is a main bathroom with bath and shower overhead, en-suite with the master bedroom, and a separate storage area with washing machine and dryer. The property benefits from double glazed windows and gas central heating. Melville Crescent is situated in close proximity to many of the Capital's finest shops and restaurants and the retail thoroughfares of George Street and Princes Street. Haymarket station is just a short walk and regular public transport provides access around the City and by car fast main roads connect quickly to the city bypass, Edinburgh International Airport and major motorway network. There is easy access to the impressive Water of Leith walkway leading to the open spaces of the Botanic Gardens and Inverleith Park. The recently renovated Drumsheugh Private Swimming Baths are situated very nearby in Belford Road and the Edinburgh Sports Club, Dean Tennis Club and the Modern and Dean Art Galleries are all a short walk away. LARN1904067.

Accommodation

All measurements are approximate.

Further Information

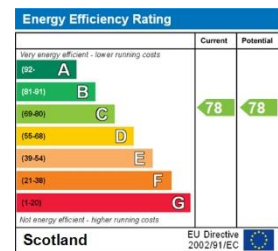
The deposit required is £2,195

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

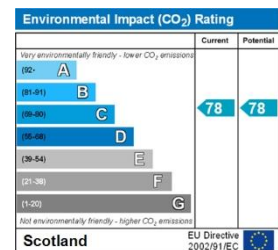
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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-9914

Creation Date: 20/06/2025

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