



# Drumsheugh Gardens

, West End, Edinburgh, EH3 7RN

## Rental £2,950 pcm

3 bedroom Flat / Apartment available 14 August 2026

60 Queen Street , Edinburgh , , EH2 4NA  
[enquiry@murrayandcurrie.com](mailto: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
- \* Gas Central Heating

- \* Good Storage
- \* Secure Entry Phone
- \* Shower

### Situation

A stunning and fully furnished, three bedroom (Non - HMO) ground floor apartment that forms part of a handsome Victorian terrace and overlooks Drumsheugh Gardens. The flat is accessed via an impressive shared entrance with door entry phone system. The property features herringbone flooring in the hall and open plan kitchen/dining/sitting room to the front of the building. Behind the luxurious kitchen is a utility room with washer dryer/ microwave and ample storage cabinets. The elegantly furnished flat offers three well proportioned double bedrooms, one of which has an en-suite shower room. Double bedroom 2 also has a large fitted wardrobe with a concealed dressing area. A lovely family bathroom with shower over bath tub. The property further benefits from gas central heating, double glazing and access to the beautifully maintained shared garden opposite the flat. The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. Haymarket rail station and tram stop is close by and regular public transport provides swift access in and around the city. By car main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing  
Property Ref: inst-10964

All measurements are approximate.

### Further Information

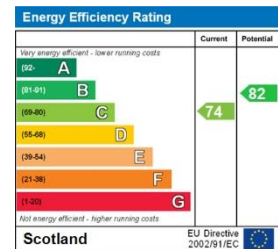
The deposit required is £2,950

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

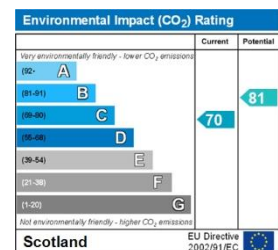
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

### 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 29/06/2026

### 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