



Royal Terrace

, Calton, Edinburgh, EH7 5AH

Rental £1,195 pcm

1 bedroom Flat / Apartment available 13 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
- * Fridge Freezer
- * Shower
- * Electric Heating

- * Secure Entry Phone

Situation

An impressive one bedroom, furnished, lower main door flat on the sought after Royal Terrace. The lower main door accommodation comprises: entrance vestibule, hallway, spacious living room to the front with dining area, kitchen, double bedroom also to the front and a lovely shower room. The property further benefits from good storage, new electric heating, a lovely private patio to the front, with a cellar and permit parking. Calton is only a few minutes' walk from the city centre and situated just to the east of Princes Street in the heart of Edinburgh. Within the vicinity there is an excellent range of local amenities and shops including the new St James Quarter, Harvey Nichols and John Lewis. Good local shops and restaurants can also be found at nearby Elm Row, including the highly acclaimed delicatessen Valvona & Crolla. Further amenities can be found on nearby Broughton Street and York Place. Excellent recreational facilities can be found within walking distance at the Edinburgh Playhouse and the Omni Centre which has a multi-screen cinema, Nuffield Health Fitness & Wellbeing Gym, and numerous restaurants. Pleasant walks through Holyrood Park, Arthur's Seat and Salisbury Crags are easily accessible and magnificent views across the city and the Firth of Forth to Fife can be seen from Calton Hill which is home to the National Monument, the Nelson Monument and the Old City Observatory. For commuters Waverley rail station, the Tram Terminus and St Andrew Square bus station are a short walk away, and the city bypass is readily accessible and offers links to Edinburgh International Airport, the Property Ref: inst-10408

All measurements are approximate.

Further Information

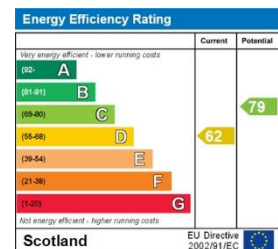
The deposit required is £1,195

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

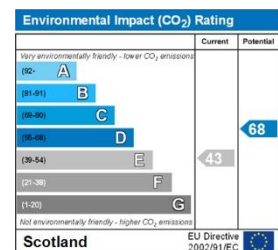
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

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.

Creation Date: 29/09/2025

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