

Chandler Crescent

, Leith, Edinburgh, EH6 7AP

Rental £1,495 pcm

2 bedroom Flat / Apartment available 12 August 2024

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
- * Double glazed windows
- * Fridge Freezer
- * Heating: Gas Central

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Situation

A stylish two bedroom, unfurnished, third-floor apartment with balcony, allocated secure underground parking space in The Ropeworks. The stylish two bedroom property occupies a corner position allowing plenty of natural light to flood in. The accommodation comprises: entrance hallway, spacious open plan kitchen/living room with dining area. Main bedroom with en-suite shower room, bedroom two with built in wardrobes and a family bathroom with bath tub and shower over. The property further benefits from gas central heating, double glazing, allocated underground parking and good storage. The Ropeworks development was built on the site of the historic Edinburgh Roperie and Sailworks company. Home to the Royal Yacht Britannia, as well as the Scottish Office and many other businesses, Leith is located on the north east side of Edinburgh, just over two miles from Princes Street. The area has experienced a period of exciting redevelopment during recent decades, including the provision of new restaurants, attractive apartments, fashionable bars and bistros, together with the regeneration of many historic buildings. Ocean Terminal is within easy striking distance, offering a range of well-known shopping outlets and leisure facilities, including a popular multiplex cinema, an Asda superstore, and a Pure Gym. Regular bus services within the area run to and from the city centre and other districts, while the city by-pass can be easily reached, connecting with East Lothian, the International Airport, and the M8 and M9 motorway systems. LARN1904067.

All measurements are approximate.

Further Information

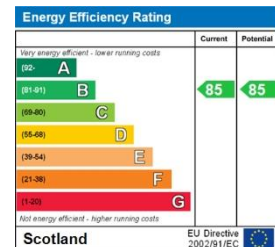
The deposit required is £1,495

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

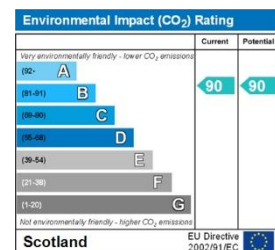
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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.

Accommodation

Property Ref: inst-9352

Creation Date: 07/07/2024

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, 2024. Murray & Currie Ltd Registered in Scotland No. SC 342 656