



Melville Street

, West End, Edinburgh, EH3 7HL

Rental £2,345 pcm

2 bedroom Flat / Apartment available 04 September 2025

60 Queen Street , Edinburgh , , EH2 4NA
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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
- * Good Storage
- * Heating
- * Featured Property

Situation

A stunning two bedroom flat with rear patio in the heart of Edinburgh's West End. Set within the former Scotland Office building, the lower ground floor apartment is synonymous with the grandeur of the prime West End location. Retaining many original charming features including ornate cornicing and sash and case windows which allow the rooms to be flooded by natural sunlight. The accommodation comprises: contemporary open plan living space with stylish fully equipped kitchen creating the perfect environment for entertaining with doors leading to your private patio. A spacious principle bedroom with built in wardrobes and en-suite shower room. Bedroom two located to the front of the building too and a family bathroom. The property further benefits from gas central heating, good internal storage and outdoor cellar, two private patios to the front and rear. Melville Street is ideally situated for bus, train and tram services. The local tram connects quickly to Edinburgh Airport together with Murrayfield stadium and both ends of Princes Street in the city centre where a wealth of amenities are within easy walking distance. LARN1904067.

Accommodation

All measurements are approximate.

Further Information

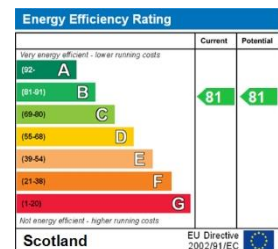
The deposit required is £2,345

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

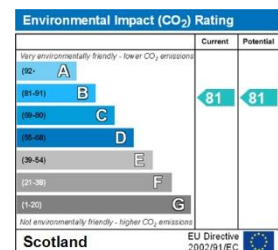
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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.

Property Ref: inst-10291

Creation Date: 14/08/2025

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