



Brunton Gardens

, Hillside, Edinburgh, EH7 5ET

Rental £1,795 pcm

3 bedroom Flat / Apartment available 10 September 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
- * Fridge Freezer
- * Heating: Gas Central
- * Secure Entry Phone
- * Shower
- * Double glazed windows

Situation

A fantastic three double bedroom, unfurnished flat in the popular Hillside area. ***Please note this property does not have an HMO licence*** The property would be ideal for a single couple sharing, or a small family. The unfurnished property is located on the second floor of the tenement building. The spacious accommodation comprises: entrance hallway, large living room to the front over looking the park. A lovely kitchen/dinner to the rear with ample storage and lovely views. Main bedroom with en-suite shower room. Two further double bedrooms and another shower room. The property further benefits from double glazing, gas central heating, good storage and access to a lovely shared garden. Hillside is located a short distance to the east of Edinburgh's city centre making it extremely accessible on foot and by bus. Hillside is ideally located to benefit from the wide variety of local amenities located on Leith Walk and Elm Row which is home to the infamous Valvona & Crolla delicatessen, Vittoria's restaurant and Joseph Pearce's bar. Easter Road, is just a stones throw away and provides a variety of independent shops from gifts, homeware, a local bakery and wine shop. The St James Quarter, Playhouse Theatre and Omni Centre are a short walk away. Waverley Train Station, York Place Tram Terminus and St Andrews Square Bus Station are also within easy walking distance. For larger shopping requirements there is a Sainsbury's at Meadowbank and the Ocean Terminal in Leith contains a host of high street retailers as well as a multi-screen cinema. LARN1904067.
Property Ref: inst-9358

All measurements are approximate.

Further Information

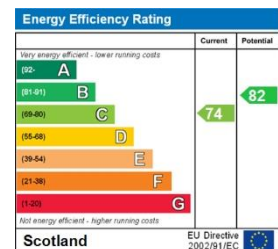
The deposit required is £1,795

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

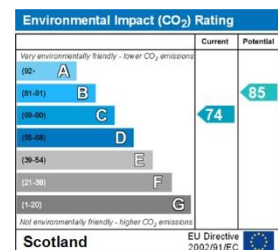
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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.

Creation Date: 25/07/2024

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