



Hughes Close

, Cannonmills, Edinburgh, EH7 4FU

Rental £2,575 pcm

4 bedroom Flat / Apartment available 15 August 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

- * Unfurnished
- * Shower
- * Central Heating
- * Fridge Freezer
- * Parking Garage
- * Shower
- * Permit Parking

Situation

A newly built four bedroom colony style property with private south west facing balcony and underground parking. ****PLEASE NOTE THIS PROPERTY DOES NOT HAVE AN HMO LICENSE**** The property is built by Artisan leaving a stunning and spacious property split over 3 levels. The unfurnished accommodation comprises: a bright and spacious open plan kitchen/living room, taking up the whole floor with balconies at both ends. Below, sits three double bedrooms with built in wardrobes as well as an office/forth bedroom, two bedrooms with en-suite shower rooms. The family bathroom also sits on this level with shower over bath tub. On the entry level, there is a double bedroom with en-suite shower room and built in wardrobe and a spacious utility room. The brand new property further benefits from gas central heating, double glazing, great storage and private underground parking with bike store. The property is situated on the northern fringe of Edinburgh's ever popular New Town and is overlooking the water of Leith. The area enjoys all the advantages of central living having easy access to the city's main business and commercial centre's. Princes Street and George Street provide excellent shopping facilities while specialist shopping is available in the nearby 'village' of Stockbridge. The property is also close to a variety of local restaurants and bars at Canonmills and Tesco at Logie Green Road. Pleasant walks can be taken along the nearby Water of Leith walkway, Inverleith Park and the Royal Botanical Gardens. Furthermore, there is convenient road access to the west leading to the city bypass, Property Ref: inst-10025

All measurements are approximate.

Further Information

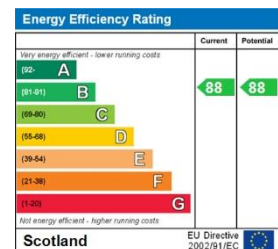
The deposit required is £2,575

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

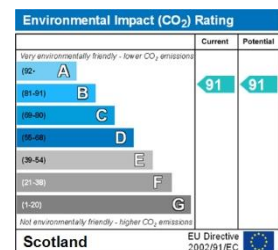
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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: 18/07/2025

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