



# Morningside Road

, Morningside, Edinburgh, EH10 4BZ

## Rental £2,495 pcm

4 bedroom Flat / Apartment available 30 May 2025

60 Queen Street , Edinburgh, , EH2 4NA  
[enquiry@murrayandcurrie.com](mailto: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
- \* Permit Parking
- \* Secure Entry Phone

- \* Shower

#### Situation

A lovely four bedroom, two bathroom flat in the popular Morningside area. **\*\*PLEASE NOTE THIS PROPERTY DOES NOT HAVE AN HMO LICENCE SO IS ONLY SUITABLE FOR A COUPLE, TWO PEOPLE SHARING OR A FAMILY\*\*** The large and furnished property sits on the second floor, the accommodation comprises: entrance hallway, large living room to the front of the building, bright and spacious kitchen/diner to the rear of the building. Four double bedrooms, a bathroom and a shower room. The property further benefits from, ample storage, utility cupboard, gas central heating and a shared garden. The flat is in a great location, with a variety of local amenities within walking distance, including pubs, cafes, and a large Waitrose supermarket. Morningside is a popular spot for professionals and families alike, known for its vibrant atmosphere and abundance of local amenities, including parks and green spaces, and excellent public transportation connections. LARN1904067.

All measurements are approximate.

#### Further Information

The deposit required is £2,495

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

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

#### Accommodation

Property Ref: inst-9845

Creation Date: 30/04/2025

#### 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