



Caledonian Crescent

, Dalry, Edinburgh, EH11 2AN

Rental £995 pcm

1 bedroom Flat / Apartment available 31 October 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

- * Furnished
- * Fridge Freezer
- * Heating
- * Shower
- * Good Storage
- * Secure Entry Phone

Situation

A lovely and bright one-bedroom flat ideally located in a popular crescent in the heart of Edinburgh's Dalry district. The second floor property comprises of a lovely living area with a large window that allows a great deal of natural light to fill the room creating a lovely atmosphere. The kitchen is well proportioned to the rest of the property and offers a good amount of cupboard and surface space. The double bedroom is a great size and has a built in wardrobe. There is a lovely shower-room that has been well placed to ensure all space is taken advantage of. The property further benefits from double glazing throughout, gas central a wonderful communal garden and a phone entry system. Dalry is a sought-after residential area to the west of the city centre within walking distance of Haymarket station and the main commercial and financial heart of the city centre. There is a superb range of local amenities including specialist shops, Lidl, banking and a Sainsbury's supermarket, with the nearby West End of the city centre offering a range of retail outlets, bars and restaurants. Local recreational facilities include the Fountain Park Leisure Complex at Fountainbridge with bars, restaurants, Virgin Active health club and Bowling Alley; the Dalry Swim Centre; the Union Canal and cycle path at Edinburgh Quay. Excellent schooling is well represented for in both the state and private sectors. There are great transport links with Haymarket rail station in the immediate vicinity, ideal for commuters and regular public transport provides swift access in an around the City. By car main roads heading west connect quickly to the city bypass, Edinburgh International Property Ref: inst-10404

All measurements are approximate.

Further Information

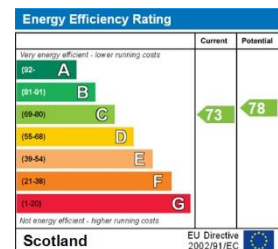
The deposit required is £995

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

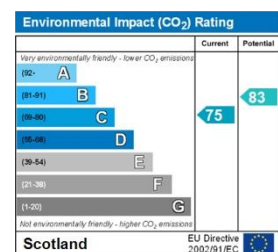
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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: 02/10/2025

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