



Brunswick Street

, Hillside, Edinburgh, EH7 5HR

Rental £950 pcm

1 bedroom Flat / Apartment available 02 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

- * Furnished
- * Fridge Freezer
- * Heating: Gas Central
- * Secure Entry Phone

- * Shower
- * Double glazed windows

Situation

A lovely and spacious one double bedroom, furnished flat in a popular location. The property is located on the second floor and the accommodation comprises: entrance hallway, spacious living room to the front with large storage cupboard off it. Kitchen with dining area to the rear as well as the double bedroom with large wardrobe. A shower room also sits to the rear of the building. The property further benefits from gas central heating, double glazing and ample storage. Located close to the city centre, the fashionable Brunswick Street is particularly well positioned for all the amenities of the city centre with a wide variety of local specialist shops and restaurants nearby. There is a Tesco Express a short walk away and larger supermarkets very close by. The St James Quarter is within a mile of the flat, offering a shopping complex, a luxury hotel, a multi screen cinema and 30 restaurants. Waverley train station and bus/tram links to Edinburgh airport are within walking distance. LARN1904067.

Accommodation

All measurements are approximate.

Further Information

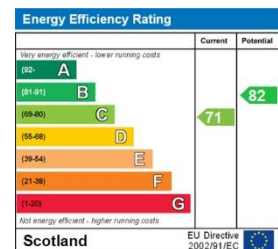
The deposit required is £950

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

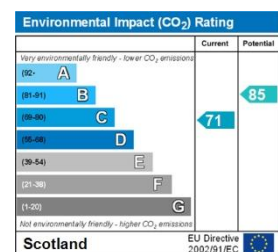
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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-9398

Creation Date: 30/07/2024

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