



## Middleby Court

, South Gray Street, Newington, Edinburgh, EH9 1TB

# Rental £995 pcm

1 bedroom Flat / Apartment available Now

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
- \* Central Heating
- \* Fridge Freezer
- \* Secure Entry Phone

- \* Good Storage
- \* Shower

### Situation

A lovely and very spacious one bedroom, fully furnished flat in bustling Newington. The bright and spacious property is located on the second floor and the accommodation comprises: entrance hallway, kitchen with dining area. Living room with dining area, a modern shower room and a large bedroom with built in, walk in wardrobe. The property further benefits from gas central heating, double glazing and lovely views towards the Braid Hills and beyond. South Gray Street is a quiet road set behind bustling Causewayside, a popular street in Newington. The property boasts an open outlook toward the Braid Hills and its convenient location allows for easy access into Edinburgh city centre. The delis, shops and coffee shops of The Grange and Marchmont are just moments away as well as stylish eateries on Newington Road. The City Centre is within easy reach and for the outdoor enthusiast, the beautiful green open spaces of The Meadows to the north or the more rugged terrain of Holyrood Park to the east provide ample opportunity for leisurely strolls. The property is also within walking distance of the University of Edinburgh Main Campus and Kings Buildings. The nearby A701 allows the motorist easy access out of town and onto the City Bypass and a selection of bus routes pass along Mayfield Gardens/Newington Road leading to the city centre and beyond. LARN1904067.

### Accommodation

All measurements are approximate.

### Further Information

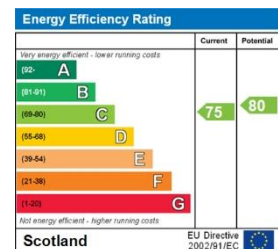
The deposit required is £995

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

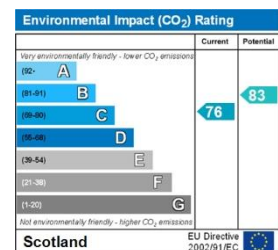
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-9303

Creation Date: 15/05/2025

### 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