



## Albion Road

, Leith, Edinburgh, EH7 5QZ

Rental £1,095 pcm  
1 bedroom House available 26 January 2026

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
- \* Shower
- \* Electric Heating
- \* Fridge Freezer

- \* Washing Machine
- \* Secure Entry Phone
- \* Shower
- \* washing machine

### Situation

Beautifully presented one bedroom property, ready for move in. Within the property there is a spacious open plan living room and kitchen area, with a breakfast bar creating ample surface area. The double bedroom has plentiful storage including a wardrobe and chest of drawers. The bathroom benefits from spacious walk in shower. SITUATION Easter Road is a well known thoroughfare in Edinburgh, lying close to both the city centre and the historic port of Leith. A wide range of shops and amenities are available on Easter Road, including grocery shops, health care, bank and postal services as well as a number of popular eateries. Surrounding areas, Leith and the Shore, offer a wide range of independent shops, cafes, cosmopolitan bars, and restaurants – an all round vibrant social scene. Regular buses run from the area and there is easy access to the A1, routes towards Edinburgh City Bypass, and Edinburgh Airport. LARN1904067.

### Accommodation

All measurements are approximate.

### Further Information

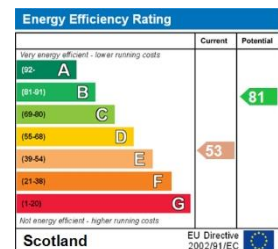
The deposit required is £1,095

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

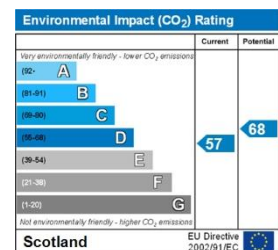
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

### 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-10541

Creation Date: 15/12/2025

### 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