



**Home Street**  
, Tollcross, Edinburgh, EH3 9JR

**Rental £1,195 pcm**

**1 bedroom Flat / Apartment available 06 February 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
- \* Double Bedrooms
- \* Shower
- \* Fridge Freezer

- \* Parking Zone
- \* Secure Entry Phone
- \* Permit Parking

#### Situation

A lovely, well decorated one double bedroom flat in the central and popular Tollcross area. The lovely flat sits on the third floor and benefits from good views and plenty of natural light. The accommodation has been furnished tastefully and comprises: open plan kitchen/living room with dining area, kitchen with integrated appliances. A spacious double bedroom, a luxurious shower room and good storage. The property further benefits from electrical central heating, double glazing and storage. Tollcross is a high amenity area bordering Bruntsfield, Quartermile and the Old Town. The main retail and commercial thoroughfares of the West End, George Street and Princes Street are all easily accessible on foot or by bus. There is an excellent range of local shops and amenities close by, including Sainsbury's and Tesco convenience stores. The green open spaces of Bruntsfield Links, The Meadows, and the Union Canal walkway and cycle path, are all close by and perfect for joggers, cyclists and dog walkers. Excellent bus services run to and from the city centre and beyond, and both Waverley and Haymarket rail stations and tram at Haymarket are within walking distance.

#### Accommodation

All measurements are approximate.

#### Further Information

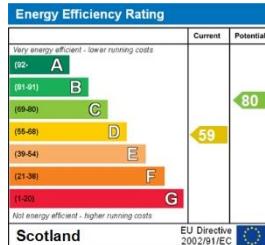
The deposit required is £1,195

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

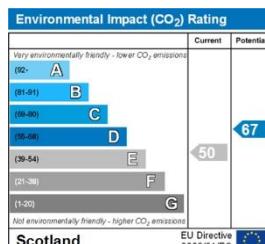
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

#### 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-10574

Creation Date: 11/01/2026

#### 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, 2026. Murray & Currie Ltd Registered in Scotland No. SC 342 966