MURRAY & CURRIE
PROPERTY

Looking Forward

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Downfield Place

, Dalry, Edinburgh, EH11 2EW

Rental £995 pcm

1 bedroom Flat / Apartment available 21 December 2026

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60 Queen Street , Edinburgh, , EH2 4NA
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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

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* Furnished

Situation

The bright and spacious property is furnished very well and the accommodation is to the front of the tenement building with a small private garden. The stylish accommodation comprises, a modern open plan kitchen/living room with dining area. The bedroom is a generous double with walk in wardrobe and a contemporary shower room. The property further benefits from gas central heating, double glazing, storage and a well kept communal garden. The property further benefits from gas central heating, double glazing, storage and a well kept communal garden. Dalry is a popular area between Haymarket and Gorgie, with a choice of local shops and services catering for day-to-day needs. This is an ideal central location, with the varied West End and City Centre shops and restaurants just a short journey away. Further recreational facilities are available at the Fountainpark Leisure Centre, including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network.

Accommodation

All measurements are approximate.

Further Information

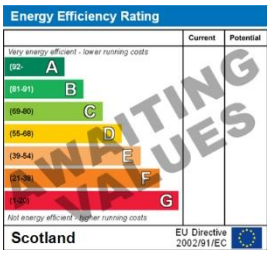
The deposit required is £995

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

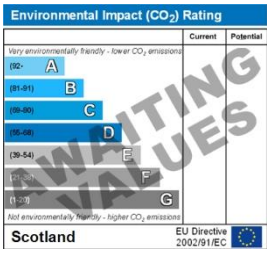
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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-11276

Creation Date: 14/11/2026

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 342 656