



Haddon's Court

, Newington, Edinburgh, EH8 9EL

Rental £975 pcm

1 bedroom Flat / Apartment available 09 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
- * Double Bedrooms
- * Private Parking
- * Secure Entry Phone

- * Heating: Gas Central
- * Shower

Situation

A lovely one double bedroom, furnished flat with private parking. The property is set on a quiet street in Newington and the accommodation comprises : entrance hallway, living room to the front of the building with dining area, double bedroom to the rear, kitchen and shower room. The property further benefits from gas central heating, shared garden and a private parking space. Newington lies on the south side of the city. The property is one mile from Princes Street and close to George Square, Mayfield and Prestonfield. Regular bus services connect with the city centre and other parts of Edinburgh. There is easy access to the city by-pass, linking with East Lothian and the M8 and M9 motorways, together with Edinburgh International Airport. Many University buildings are very close-by, specifically the George Square and Buccleuch Place complex. The open spaces of Holyrood Park, The Meadows and Brunstfield golf links are only minutes away by foot, as are Summerhall, The Queen's Hall, the National Galleries, Museum, Royal Mile and the well-known Scottish Parliament building. LARN1904067.

Accommodation

All measurements are approximate.

Further Information

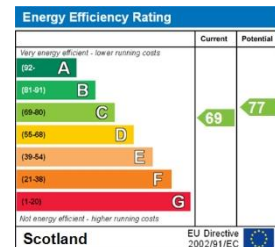
The deposit required is £975

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

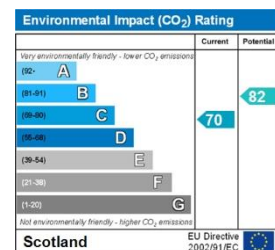
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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-9418

Creation Date: 17/08/2024

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