



Let Agreed



## Queen Street

, City Centre, Edinburgh, EH2 1JX

# Rental £1,995 pcm

2 bedroom Flat / Apartment available 10 June 2024

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
- \* Fridge Freezer
- \* Microwave
- \* Central Heating
- \* Parking Zone
- \* Secure Entry Phone
- \* Shower

- \* washer/dryer

### Situation

The exceptionally well-presented two double bedroom accommodation decorated in neutral modern colours throughout is entered via a private entrance. Boasting a plethora of period features throughout together with the latest home innovative systems, this apartment seamlessly blends contemporary living within a traditional setting. Furthermore, the property enjoys access to the beautifully maintained private Queen Street gardens providing a tranquil oasis away from the bustle of the city. Accommodation comprises: vestibule, hallway with great storage cupboards, one of which housing the washer/drier. Further down the hall leads to a twin windowed sitting room with feature fireplace and beautiful green views taking in Queen Street gardens. The fully equipped dining kitchen is situated to the rear of the property and benefits from a private patio as well as an array of upper and lower gloss fronted units together with premium integrated appliances. The principal bedroom is located to the rear and comes with fitted wardrobes, a good sized second double bedroom is located to the front, a stylish bathroom which includes bath with shower, wc, wash hand basin and vanity unit completes this immaculate must-see apartment. Location: Situated in Edinburgh's prestigious Georgian New Town, Queen Street is within easy walking distance of all city centre amenities including excellent local high street and boutique shopping together with numerous eating establishments catering for every culinary taste. Furthermore, the recently opened St James Quarter provides further shopping and entertainment options. In the heart of the city centre, Queen

All measurements are approximate.

### Further Information

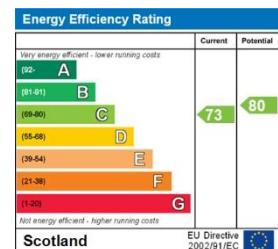
The deposit required is £1,995

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

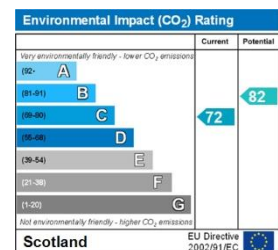
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### 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 (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.

Creation Date: 17/05/2024

### 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