



# Lindsay Road

, Leith, Edinburgh, EH6 4DS

## Rental £895 pcm

1 bedroom Flat / Apartment available 01 August 2025

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
- \* Heating
- \* Good Storage
- \* Fridge Freezer
- \* Heating
- \* Shower
- \* Secure Entry Phone

### Situation

The bright and furnished property sits on the third floor and enjoys fantastic views of the Firth Of Forth from all rooms. The accommodation comprises: entrance hallway, living room with dining area, kitchen off the living room. Spacious double bedroom with great storage/wardrobe. Bathroom with power shower over bath tub. The property further benefits from gas central heating, double glazing and a great, well maintained communal garden. The Shore is a fashionable and vibrant location north of Edinburgh city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of cafés, bars, bistros and eateries, including several Michelin-starred restaurants. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, and a Tesco superstore on Duke Street. The Ocean Terminal retail and leisure complex offers a wide range of major high-street shopping outlets, a multi-screen cinema, gym, spa, and a variety of restaurants. Walks and cycle-ways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links Park offers open green spaces. LARN1904067.

All measurements are approximate.

### Further Information

The deposit required is £895

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 48 Months

### Accommodation

Property Ref: inst-9985

Creation Date: 26/06/2025

#### 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