



Comely Bank Street

, Comely Bank, Edinburgh, EH4 1AR

Rental £1,495 pcm

2 bedroom Flat / Apartment available 12 December 2025

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
- * Shower
- * Fridge Freezer
- * Secure Entry Phone

- * Permit Parking
- * Good Storage

Situation

A charming and furnished, first floor flat on a peaceful residential street in the heart of Comely Bank. The accommodation comprises: entrance hallway, spacious living room, a lovely and modern kitchen with dishwasher. Two double bedrooms and bathroom with shower over bath tub. The property further benefits from gas central heating, box room and shared garden. Comely Bank lies approximately one mile from the city centre. The immediate area has a vast range of shops, bars, bistros and restaurants in Stockbridge. Local recreational facilities include Inverleith Park, The Royal Botanic Garden, the Scottish National Gallery of Modern Art and walks through the Dean Village and along the Water of Leith. LARN1904067.

Accommodation

All measurements are approximate.

Further Information

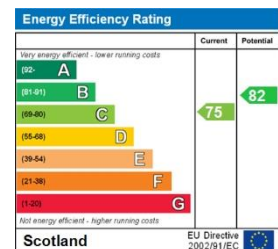
The deposit required is £1,495

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

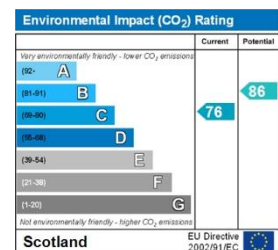
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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-10468

Creation Date: 04/11/2025

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