



Broughton Market

, New Town, Edinburgh, EH3 6NU

Rental £1,595 pcm

2 bedroom Flat / Apartment available Now

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
- * Shower
- * Fridge Freezer

- * Gas Central Heating
- * Secure Entry Phone
- * washer/dryer
- * Private Parking

Situation

A great flat in fashionable Broughton Market, off Dublin Street – beautiful, elegant, quiet and, of course, extremely well located with private parking. The immaculate and furnished ground floor flat is tastefully decorated and furnished. The open plan kitchen/living room with breakfast bar, sits to the front of the building where you can access the patio area. The kitchen is well equipped including dishwasher and a utility cupboard. The spacious principle bedroom sits to the rear of the building with a large wardrobes and ample storage. Bedroom two sits to the front of the building, currently set up as an office however, can be furnished as a bedroom. A modern shower room with heated towel rail is located next to the principle bedroom. The property further benefits from, private parking, double glazing, gas central heating and good storage. Broughton Market is situated off, Dublin Street in the prestigious New Town and is excellently positioned for access to all the amenities of the city centre with St. Andrews Square, Multrees Walk, George Street and Princes Street, all a short 5 minute walk away. To the east, Broughton Street has a number of excellent amenities including a superb range of restaurants, bars and delicatessens and a number of popular independent boutique shops. Also within easy reach is The Edinburgh Playhouse theatre and The OMNI centre which offers one of the largest gymnasiums in the UK. Both Waverley train station, Edinburgh main bus station and the tram to Edinburgh Airport are a short walk away and there is good road access westwards towards the by-pass, Edinburgh Airport and central Property Ref: inst-8799

All measurements are approximate.

Further Information

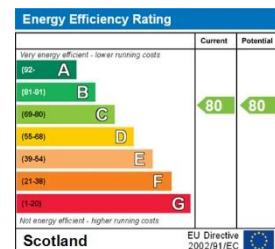
The deposit required is £1,595

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

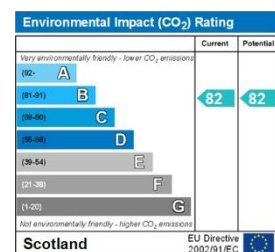
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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.

Creation Date: 25/04/2025

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