

## Viewforth

, Bruntsfield , Edinburgh, EH10 4FF

Rental £1,595 pcm  
1 bedroom Flat / Apartment available Now

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
- \* Central Heating
- \* Double Bedrooms
- \* Fridge Freezer
- \* Private Parking
- \* Secure Entry Phone

### Situation

Boroughmuir is an iconic building in the stylish and well connect Bruntsfield district of Edinburgh which has been modernised whilst retaining original historic features. The accommodation on the ground floor is accessed by lift or stairs and comprises: open plan kitchen, dining area and living room with an abundance of space and natural light from the vast windows and striking beams. A lovely fully equipped kitchen including dishwasher. A bedroom with fitted wardrobes and bathroom with shower over bath tub, heated mirror and under floor heating. A separate utility room as well as storage. The property further benefits from private allocated parking, communal garden and bike shed. The property is designed to offer the ultimate in modern living yet with an abundance of restored originality. The property further benefits from gas central heating, good storage and private allocated parking. An open inner courtyard provides a valuable recreational area for residents too. LARN1904067.

### Accommodation

All measurements are approximate.

### Further Information

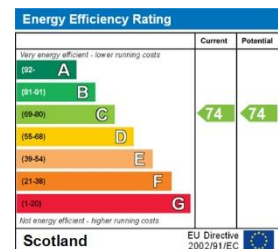
The deposit required is £1,595

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

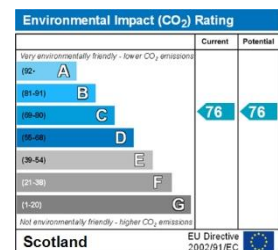
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 36 Months

### 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-9205

Creation Date: 09/07/2025

#### 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