



Gillespie Road

, Colinton, Edinburgh, EH13 0NN

Rental £4,995 pcm
6 bedroom House available 02 June 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
- * Fridge Freezer
- * Garden Private
- * Heating
- * Permit Parking
- * Featured Property
- * Secure entry phone

Situation

The property itself, with its classical facade and elegant entrance retains an air of grandeur due to beautifully preserved, key original features including intricate plasterwork and cornicing, fireplaces with ornate mantelpieces, expansive sash and case windows with working shutters and some stained glass windows allowing for abundant natural light to flow throughout as well as highlighting the immaculate interior specification of this welcoming family home. The ground floor accommodation comprises: entrance hall, reception hall, two sitting rooms, kitchen/diner with integrated appliances with door leading to the utility room, lounge and beautiful dining room. The annexe also sits on this level, with bathroom, two double bedrooms with en-suite bath/shower room. Bedroom/lounge with doors opening on to the south facing patio and garden. Upstairs, there are four bedrooms, principle bedroom with en-suite shower room and dressing room. Three further bedrooms with Jack & Jill en-suite shower room between two bedrooms and well as the fourth bedroom. There is a lovely and spacious family bathroom, mid-level. The fully enclosed property further benefits from gas central heating, ample storage, double garage and a wrap around garden. Gillespie Road is situated in the much sought after Colinton district of Edinburgh, about four miles south-west of the city centre with characterful family houses set in generous gardens. Nearby Colinton Village, set on the picturesque Water of Leith, offers a good range of specialist shopping, a choice of restaurants, two thriving local churches and tennis club. Juniper Green and Bonaly Primary School
Property Ref: inst-9862

All measurements are approximate.

Further Information

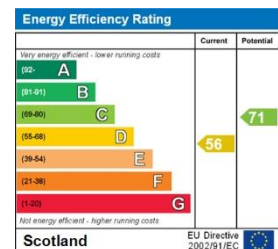
The deposit required is £4,995

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

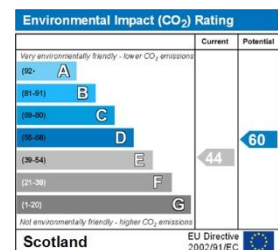
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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: 01/05/2025

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