



## Gloucester Lane

, New Town, Edinburgh, EH3 6ED

# Rental £1,750 pcm

2 bedroom Flat / Apartment available 23 July 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
- \* Central Heating
- \* Double Bedrooms
- \* Fridge Freezer

- \* Permit Parking
- \* Parking Zone

### Situation

Gloucester Lane is a charming cobbled street in the highly sought after New Town. This immaculate two bedroom, fully furnished mews house in the New Town boasts fabulous bars, restaurants, city centre access and so much more right on your door step. There is a bright and spacious open plan kitchen, living room with dining area and top of the range appliances and furniture. To the rear of the building sits the two bedrooms, one currently used as an office. A beautiful bathroom with shower over bath tub. PROFESSIONAL LET ONLY No Pets. No e-bikes/e-scooters can be kept, stored or charged at this property. The property further benefits from gas central heating, double glazing in period style sash and case frames, very much a traditional exterior with a fashionable modern interior. Access to Queen Street Gardens can be made by application. Gloucester Lane is a charming cobbled street in the highly sought after New Town. Its tranquil location belies its proximity to the city centre and financial district whilst nearby Stockbridge offers an excellent range of local boutiques and restaurants. There is excellent road access to both the east and west with easy links to the A1 and the A90, whilst Waverley Train Station, and both tram and bus terminus are within easy walking distance. LARN1904067.

### Accommodation

All measurements are approximate.

### Further Information

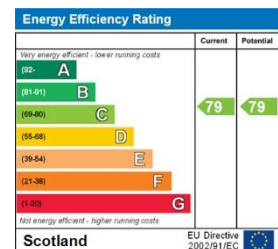
The deposit required is £1,750

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

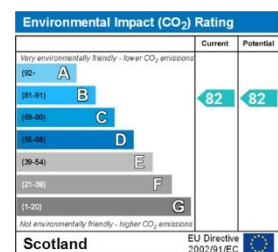
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### 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-9974

Creation Date: 18/06/2025

### 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