



Buccleuch Street

, Newington, Edinburgh, EH8 9NS

Rental £1,795 pcm

2 bedroom Flat / Apartment available 16 July 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
- * Permit Parking
- * Shower
- * Good Storage

- * Electric Heating

Situation

The newly renovated main door property has been beautifully furnished leaving a bright, modern and spacious flat. The accommodation comprises: entrance hallway, open plan kitchen/living room with breakfast bar. Access to the rear garden. Two lovely double bedrooms, one to the front and the other to the rear. A lovely bathroom with shower over bath tub. The property further benefits from electric entral heating, storage, permit parking and direct access to the rear shared garden. Newington lies roughly two miles south of the city centre and provides a number of local amenities for everyday needs, offering a variety of specialist shops and a vibrant atmosphere of bars, restaurants, and cafes. A convenient location for Edinburgh University, The Royal Infirmary and the Scottish Parliament, there are also many leisure opportunities and open green spaces including Holyrood Park and Arthur's Seat, Blackford Hill and The Meadows, as well as the Royal Commonwealth Pool, formerly a venue for the Commonwealth Games. A regular public transport service provides easy access to and from the city centre. LARN1904067.

All measurements are approximate.

Further Information

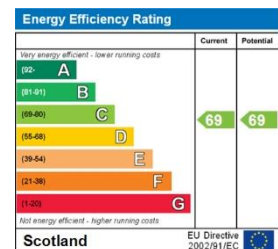
The deposit required is £1,795

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

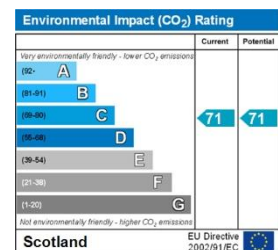
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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.

Accommodation

Property Ref: inst-9923

Creation Date: 29/05/2025

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