



Eildon Terrace

, Inverleith, Edinburgh, EH3 5LU

Rental £1,300 pcm

1 bedroom Flat / Apartment available 12 October 2026

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
- * Good Storage
- * Fridge Freezer
- * parking space
- * Secure Entry Phone
- * Shower
- * parking space

Situation

A bright and spacious one bedroom, furnished top floor property in the heart of Inverleith. The lovely property is situated on the second floor and the accommodation comprises: entrance hallway, spacious living room with dining area, a bright kitchen, double bedroom with walk in wardrobe and bathroom with shower over the bath tub. The property further benefits from double glazing, good storage and an allocated parking space. Situated in a cul-de-sac setting opposite the Royal Botanic Gardens, in one of Edinburgh's highly regarded residential areas. Set in an ideal location within easy walking distance of the wealth of shops, delicatessens and cafes of Canonmills and Goldenacre, it is also close to the City Centre with an excellent bus service providing very quick access to Princes Street. Lovely walks are situated close by in the Royal Botanic Gardens, Inverleith Park and along the Water of Leith Walkway to Stockbridge. There is also a walkway/cycle path leading to Leith. Superstores located close by include a Tesco on Broughton Road, Morrisons on Ferry Road and an Asda at Newhaven. The Ocean Terminal development and Scottish Government building are only a short car drive/bike ride away, and other facilities nearby include Glenogle Swimming Baths, Stockbridge Public Library and leisure centres including Ainslie Park, Edinburgh Academy and Westwoods at Fettes. Excellent schooling is available in the area from nursery to secondary level, along with good access to a number of private schools in the City. LARN1904067.

All measurements are approximate.

Further Information

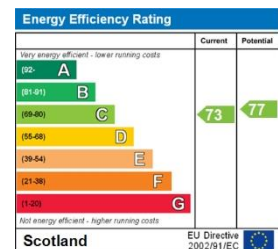
The deposit required is £1,300

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

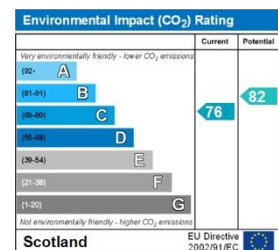
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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.

Property Ref: inst-11102

Creation Date: 05/09/2026

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, 2026. Murray & Currie Ltd Registered in Scotland No. SC 342 656