MURRAY & CURRIE
PROPERTY

Looking Forward

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Gloucester Lane

, New Town, Edinburgh, EH3 6ED

Rental £3,495 pcm

4 bedroom House available 25 November 2026

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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

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* Unfurnished

Situation

THIS PROPERTY DOES NOT HAVE A HMO LICENCE SO IT IS NOT SUITABLE FOR 3+ INDIVIDUALS SHARING An exceptional unfurnished mews house laid out over two floors, quietly nestled in Edinburgh's New Town. The property offers light and airy accommodation which comprises: on the ground level, there is a bedroom to the front, a shower room and large storage cupboard. The staircase leads to a further three bedrooms upstairs all situated to the rear of the house with pleasant views over the gardens. There is a well-equipped family bathroom with full sized bathroom with shower overhead. Many of the rooms enjoy additional skylight windows bringing an abundance of light into this unique mews style property. Of particular note is the large open kitchen/dining room which has been refurbished to a high standard and includes a large island breakfast bar area with induction cooking hobs and stool seating. The room also enjoys a large dining area with impressive high ceilings. There is also a separate utility room with washing machine and dryer. The property further benefits from gas central heating, permit parking and access to Queen Street gardens for a nominal fee. 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

Property Ref: inst-10985

All measurements are approximate.

Further Information

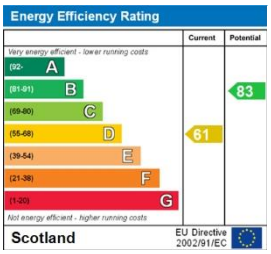
The deposit required is £3,495

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

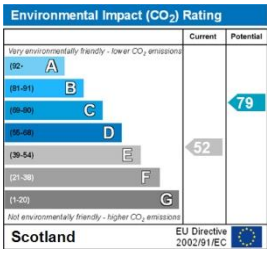
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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.

Creation Date: 14/11/2026

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