



## Dean Path

, The Old School House, Dean Village, Edinburgh, EH4 3BG

**Rental £1,695 pcm**  
2 bedroom Flat / Apartment available Now

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
- \* Fridge Freezer
- \* Heating
- \* Private Parking

- \* Shower
- \* Views

### Situation

A wonderful two double bedroom, furnished flat with private parking within the highly regarded Dean Village. The property sits on the first floor and the accommodation comprises: entrance hallway, a spacious open plan kitchen/living room with great views. Two double bedrooms with built in wardrobes and a lovely shower room. The property further benefits from gas central heating, double glazing, good storage and private allocated parking to the rear of the building. The Dean Village forms part of the Dean Conservation Area. Local shopping is available at Haymarket and Queensferry Street while the popular bars, restaurants and independent shops of Stockbridge are within walking distance. The nearby Edinburgh tram runs to the Edinburgh Airport and the east end of the city, and the property is within 1 mile of Haymarket Train Station. Within a 1 mile walk of the city centre with a first class range of shops and facilities at either the West End or nearby Stockbridge. LARN1904067.

All measurements are approximate.

### Further Information

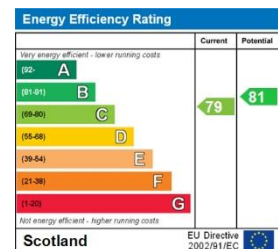
The deposit required is £1,695

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

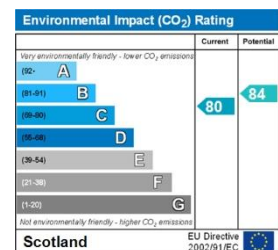
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Accommodation

Property Ref: inst-9337

Creation Date: 15/07/2025

### 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