



Queen Street

, City Centre, Edinburgh, EH2 1JX

Rental £2,450 pcm

2 bedroom Flat / Apartment available 09 June 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
- * Double Bedrooms
- * Fridge Freezer
- * Microwave
- * Parking Zone
- * Secure Entry Phone

Situation

This top floor flat presents an excellent opportunity to live in a modernised period property in the centre of Edinburgh. Internally the property comprises of an entrance hallway leading to the open plan kitchen/living room with dining area. A spacious mezzanine level that can be used as an office/TV room. Two large double bedrooms to the rear, main bedroom with en-suite shower room, family bathroom with shower over bath tub. The property further benefits from gas central heating, good storage and access to Queen Street Gardens for a nominal fee. Situated in Edinburgh's prestigious Georgian New Town, Queen Street is within easy walking distance of all city centre amenities including excellent local high street and boutique shopping together with numerous eating establishments catering for every culinary taste. Furthermore, the recently opened St James Quarter provides further shopping and entertainment options. In the heart of the city centre, Queen Street is perfectly placed to take advantage of Edinburgh's cultural activities including theatre, cinema and an excellent choice of art galleries and museums. Rail transport is available close by at both Waverley and Haymarket stations, with excellent bus routes servicing all nearby neighbourhoods and tram links to Edinburgh International Airport. LARN1904067.

Accommodation

All measurements are approximate.

Further Information

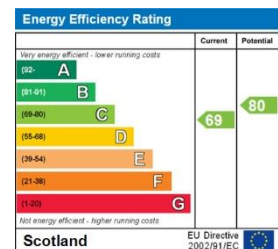
The deposit required is £2,450

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

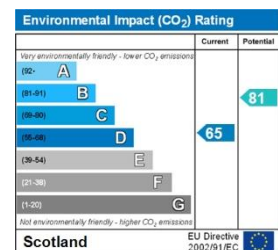
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 36 Months

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-9890

Creation Date: 11/05/2025

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