

Let Agreed



Circus Lane

, New Town, Edinburgh, EH3 6SU

Rental £3,750 pcm
3 bedroom Mews available 03 June 2024

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 glazed windows
- * Featured Property
- * Heat source pump

- * Fridge Freezer
- * Shower
- * Garden Private

Situation

A unique and beautifully presented three bedroom mews house set on the well-renowned, picturesque Circus Lane. A recently renovated & immaculately presented Mews property on arguably Edinburgh's most iconic and desirable streets, in the fashionable area of Stockbridge. The entire property has been meticulously designed and furnished to a fantastic standard with accommodation laid out over two floors, including a private garden. The accommodation comprises: Ground floor - a bright welcoming entrance hallway, the principle bedroom with built in wardrobe and en-suite Jack & Jill shower room that is accessed from the hallway too. A good sized office leading onto the paved private garden. Upstairs - is the main living area, a lovely bright, open plan kitchen / dining / living room to the front of the building with ample natural light for the floor to ceiling windows and velux windows. Bedroom two and three also on this level as well as a bathroom with shower over bath tub. The utility room, with separate washing machine and tumble dryer overlook the private garden. The unique property further benefits from double glazed windows, heat source pump, great storage and permit parking. Circus Lane is a picturesque cobbled street that is peacefully nestled between the New Town and the popular residential area of Stockbridge, both renowned for their charming local character and thriving atmosphere and only half a mile from Edinburgh city centre. The lane is rich in history, being built in the 1760s and used for stable workers and other staff who worked for New Town families, and the colourful garages were once used as horse

All measurements are approximate.

Further Information

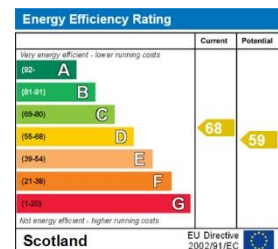
The deposit required is £4,250

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

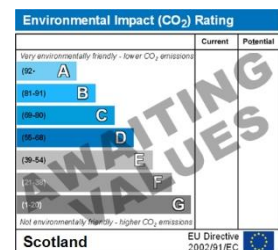
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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: 13/05/2024

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, 2024. Murray & Currie Ltd Registered in Scotland No. SC 342 656