

# Shoemakers Square

, Waverley Square, Edinburgh, EH8 8FW

Rental £1,750 pcm  
1 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
- \* Good Storage
- \* Featured Property
- \* Fridge Freezer
- \* Permit Parking
- \* Secure Entry Phone
- \* Shower
- \* Heating

### Situation

A lovely and new fully furnished one bedroom flat with private parking in the popular Waverley Square development. \*Professionals only\* The new flat is bright and spacious, occupies a corner position with ample natural light. The accommodation is presented immaculately and comprises: entrance hallway, open plan kitchen/living room with dining area and breakfast bar. A double bedroom with built in wardrobes and a lovely bathroom with shower over bath tub. The property further benefits from gas central heating, double glazing and allocated private underground parking with EV charging. Waverley Square is located in the heart of Edinburgh's historic Old Town, central to the city's main business, shopping, legal and financial districts. This central location benefits from an array of restaurants, bars, bistros and shops close by on the Royal Mile and the Grassmarket, Edinburgh Castle, the National Museum of Scotland, the National Library, Edinburgh University & Waverley train station are also close by. LARN1904067

### Accommodation

All measurements are approximate.

### Further Information

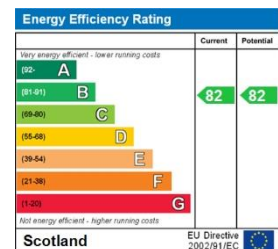
The deposit required is £1,750

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

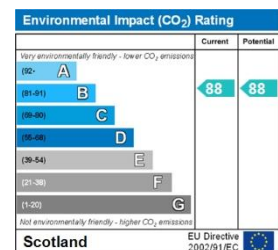
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### 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-9932

Creation Date: 14/12/2025

### 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