



Pitsligo Road

, Morningside, Edinburgh, EH10 4RY

Rental £3,250 pcm

3 bedroom Flat / Apartment available Now

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
- * Fridge Freezer
- * Secure entry phone

- * Heating
- * Secure Entry Phone
- * Views
- * Shower

Situation

An immaculately presented and rarely available three bedroom apartment with two secure underground parking spaces. *****PLEASE NOTE THIS PROPERTY DOES NOT HAVE AN HMO LICENSE***** The furnished property is set on the second floor within a stylish apartment block with lift access, enjoying south and west facing views. The spacious open plan kitchen/dining/sitting room runs the full width of the property that can be separated by sliding doors, and boasts floor to ceiling windows offering great views and natural light flooding in. The accommodation comprises: bright and airy entrance hallway, fully integrated kitchen with dishwasher, breakfast bar and stools. Dining area enjoying great views of Blackford Hill and beyond, sitting room leading onto a south facing balcony. A good utility room with ample storage. Principle bedroom with built in spacious walk in wardrobes and en-suite bathroom room, separate shower and jacuzzi bath. Bedroom two with en-suite shower room and built in wardrobe. Bedroom three is currently used as an office. A family bathroom with power shower over bathtub. The property further benefits from ample storage, video entry system, two secure allocated underground parking spaces with access to EV charging, gas central heating, triple glazing and well maintained shared gardens. The property is set back from the road within the beautifully maintained development in Morningside. Surrounded by communal garden areas with mature trees, the site has a secluded feel, yet has all the amenities of the city close at hand. Morningside, with its thriving cafe culture, local boutiques, Property Ref: inst-9457

All measurements are approximate.

Further Information

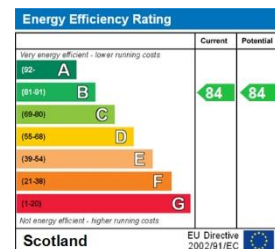
The deposit required is £3,250

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

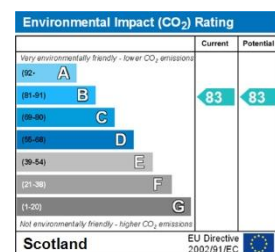
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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: 14/12/2024

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