



Let Agreed



## Queen Street

, City Centre, Edinburgh, EH2 1JX

# Rental £1,650 pcm

1 bedroom Flat / Apartment available 30 May 2025

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
- \* Microwave
- \* Parking Zone
- \* Secure Entry Phone
- \* Shower
- \* Double Bedrooms

### Situation

An elegant and beautifully presented one bedroom flat in the heart of Edinburgh's New Town. The raised one bedroom ground floor flat presents a unique opportunity to live in a modernised period property in the heart of Edinburgh. Benefitting from an abundance of natural light and views over Queen Street Gardens, the property comprises of: entrance hallway complete with storage cupboards, spacious living room with dining area, kitchen with contemporary appliances including dishwasher, dining area and access onto a private patio. The large double bedroom and bathroom with shower over bath are positioned to the back of the property. The property further benefits from gas central heating throughout 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.

All measurements are approximate.

### Further Information

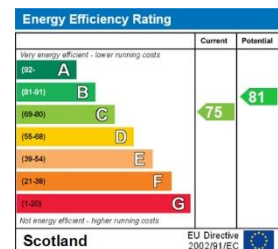
The deposit required is £1,650

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

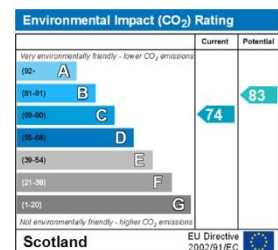
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### 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-9841

Creation Date: 08/05/2025

### 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