



Rodney Street

, Canonmills, Edinburgh, EH7 4EL

Rental £1,475 pcm

2 bedroom Flat / Apartment available 31 July 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 Bedrooms
- * Fridge Freezer
- * Secure Entry Phone

- * Heating: Gas Central
- * Shower

Situation

A beautifully proportioned, two double bedroom, furnished flat with private parking. This furnished and stunningly presented second floor, two bedroom apartment is entered through private entry gates and is well presented throughout. The accommodation comprises: entrance hallway, kitchen including dishwasher, living room with dining area. Two double bedroom with built in wardrobes and a family bathroom with shower over bath tub. The property further benefits from private residents parking, bike store, gas central heating and good storage. Canonmills is situated just to the north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street, George Street and Stockbridge. It offers all the convenience of city centre living combined with the benefit of good local amenities and an array of high quality restaurants, bars and shops in the surrounding area, indeed a Marks and Spencer and BP garage are ideally located within easy walking reach for 24 hour essentials. LARN1904067.

Accommodation

All measurements are approximate.

Further Information

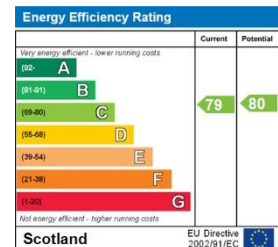
The deposit required is £1,475

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

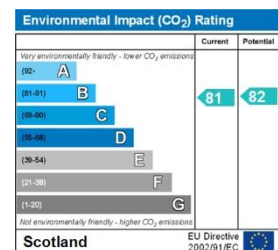
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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-9308

Creation Date: 30/06/2024

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