



## Castle Street

, City Centre, Edinburgh , EH2 3AH

# Rental £1,650 pcm

1 bedroom Flat / Apartment available 30 August 2024

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
- \* Secure Entry Phone
- \* Shower
- \* Heating: Gas Central

### Situation

A beautifully presented one bedroom apartment in an enviable location, Castle Street. The newly renovated property sits on the third floor and the accommodation comprises: a bright and airy open plan kitchen/living room. The kitchen features integrated appliances including a dishwasher. A spacious and bright double bedroom with under-bed storage and fitted wardrobe and a lovely shower room. The property further benefits from, electric central heating, refurbished windows and storage. The New Town/City Centre is a UNESCO World Heritage Site in the heart of the City. All the benefits of city centre living can be enjoyed with a wide range of cultural activities, and a variety of speciality shops, bistros and restaurants on George Street. The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and John Lewis in the new St James Quarter. In addition there are leisure facilities at the Omni Centre which includes a multi-screen cinema, a Virgin Active health club and various restaurants. The Edinburgh Playhouse theatre is also close by. Locally there is a Sainsbury's and Tescos within a five minute walk, a Waitrose supermarket at Comely Bank and a larger Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park close to Blackhall. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby and the Scottish Parliament at Holyrood is within a short drive. Waverley and Haymarket rail stations and St Andrew Square bus station are all easily accessible with regular bus links throughout the City. Property Ref: inst-9397

All measurements are approximate.

### Further Information

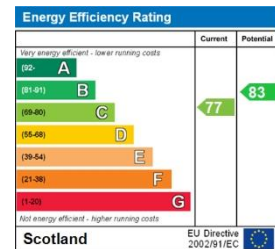
The deposit required is £1,650

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

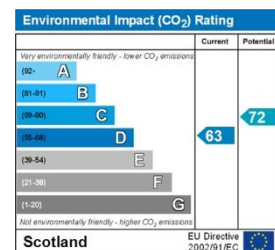
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### 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.

Creation Date: 30/07/2024

### 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