



## Slateford Road

, Edinburgh , EH14 1LR

**Rental £2,200 pcm**  
4 bedroom House available 26 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
- \* Double glazed windows
- \* Fridge Freezer
- \* Heating: Gas Central

- \* Secure Entry Phone
- \* Shower

### Situation

AN ATTRACTIVE FURNISHED 4 BEDROOM HMO FLAT THAT IS LOCATED WITHIN EASY ACCESS OF THE CITY CENTRE AND EXCELLENT LOCAL AMENITIES. \*\*PLEASE NOTE IMAGES ARE EXAMPLES\*\* 4 Double Bedroom HMO property available now and located within easy access of the city centre and excellent local amenities. The bright and spacious property benefits from some great views and the accommodation further features double glazing, gas central heating and on street parking. Please note the deposit for this property is £3000. Slateford is a long-established suburb, lying west of the Edinburgh city centre. There is a wide range of amenities which include local shops, banks, a post office, Lidl, a Sainsbury's at Gorgie and Longstone, a 24-hour ASDA supermarket and the Edinburgh West Retail Park at Chesser. Napier, Heriot-Watt, and Edinburgh universities are within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both the A70 and A71, whilst Slateford station offers rail commuting into the city centre. LARN1904067.

### Accommodation

All measurements are approximate.

### Further Information

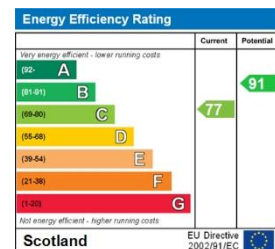
The deposit required is £3,000

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

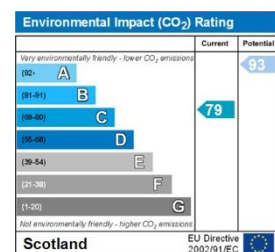
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### 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.

Property Ref: inst-9385

Creation Date: 25/07/2024

### 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