



Iona Street

, Leith, Edinburgh, EH6 8SF

Rental £1,150 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

- * Unfurnished
- * Central Heating
- * Shower
- * Fridge Freezer

- * Secure Entry Phone

Situation

An attractive, unfurnished and spacious, traditional first floor flat located in the ever-popular Leith area of Edinburgh. This attractive and spacious traditional first floor flat is pleasantly situated within the ever-popular Leith district, close to the city centre, excellent local amenities and commuting links. The accommodation comprises; welcoming entrance hallway with built-in storage facilities, generously proportioned and bright lounge, attractive fitted kitchen, two good sized double bedrooms and modern bathroom with shower over bath. Further benefits include gas central heating, double glazing and lovely original features throughout. There is a very well maintained communal garden located to the rear. Iona Street is situated in Leith which is a high-amenity area with fine period architecture, lying within walking distance of the city centre's restaurants, shopping facilities and attractions, such as the Omni Centre and The Playhouse Theatre. Leith Walk, Elm Row and nearby Broughton Street offer a good range of local shopping facilities, with a cosmopolitan selection of cafés, bars, and restaurants within a short radius and of course the newly opened St James Quarter offers one of the best shopping experiences in the UK. Edinburgh's historic Old Town and New Town are easily accessed, and Queens Park, Arthurs Seat, Ocean Terminal, and the popular Shore district offer further leisure and recreation opportunities. Waverley Train Station is within walking distance, and frequent bus services operate from London Road and Elm Row. LARN1904067.

All measurements are approximate.

Further Information

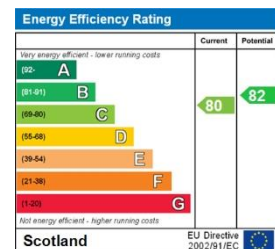
The deposit required is £1,150

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

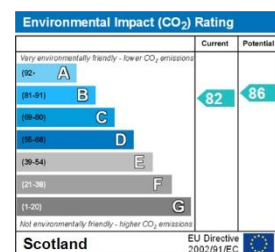
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 36 Months

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.

Accommodation

Property Ref: inst-9323

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