



# Trafalgar Street

, Leith, Edinburgh, EH6 4DG

## Rental £935 pcm

1 bedroom Flat / Apartment available 16 September 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
- \* Secure Entry Phone
- \* Shower

### Situation

14 1F4 Trafalgar Street is a spacious one bedroom flat, situated on the first floor of a well maintained communal stair. The flat has an open plan living room and kitchen which faces due south over Pitt Street. This room is large enough to accommodate a dining table and sofa. The kitchen benefits from numerous wall and base units. A hotpoint washing machine, Amica electric double cooker and Russell Hobs fridge/freezer are provided. The kitchen benefits from an extractor fan and separate lighting. The bedroom is situated to the rear of the flat overlooking the communal garden. It's a very good size and benefits from a double bedroom and en-suite shower room. In addition, there is a WC cloakroom accessed from the hallway. The entire flat has been double glazed and has an efficient gas central heating system. The communal block has a secure fob entry system and there is a communal garden to the rear. The area has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. Trafalgar Street is situated next to the extensive cycle network which links tenants with all parts of the city. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. The nearby Ocean Terminal provides further shopping opportunities, along with a large cinema, member's gym

Property Ref: inst-10287

All measurements are approximate.

### Further Information

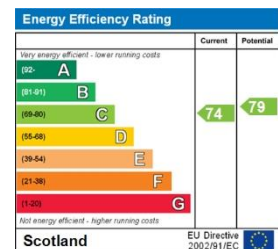
The deposit required is £935

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

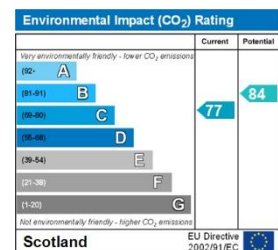
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### 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: 13/08/2025

### 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