



## Orchard Drive

, Craigleith, Edinburgh, EH4 2DZ

**Rental £2,850 pcm**  
4 bedroom House available 14 August 2026

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

- \* Unfurnished
- \* Good Storage
- \* Fridge Freezer
- \* Garden Private

- \* Washing Machine
- \* Shower

### Situation

Unique to the market, very spacious, UNFURNISHED, four double bedroom semi-detached house with external office, driveway and private garden in the desirable Craigleith area, close to good local schools and all amenities. The spacious property is accessed via an entrance vestibule leading to the central hallway, a bright and airy living room with dining area to the rear of the building. Kitchen/diner to the front with direct access to the utility room and back private garden. The utility room has a washing machine and separate tumble dryer. Also on the ground floor are, two double bedrooms and a bathroom with shower over head. Upstairs there are two double bedrooms, a bathroom with shower cubicle. The property further benefits from gas central heating, double glazed windows throughout, external office, private front and back gardens and ample storage. Craigleith is a desirable residential area located close to Edinburgh's West End and the city centre. There is local shopping throughout, whilst supermarkets can be found on Ferry Road, Comely Bank and Craigleith Retail Park. Nearby Stockbridge also provides a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars. There are highly-regarded nursery to secondary schools in the vicinity in both state and private sectors, including Fettes College, Stewart Melville College, The Edinburgh Academy, St George's, Mary Erskine's, Flora Stevenson and Broughton High schools. Leisure opportunities nearby include walks along the Water of Leith, Inverleith Park, The Royal Botanic Gardens, and Murrayfield and Ravelston Golf Property Ref: inst-10976

All measurements are approximate.

### Further Information

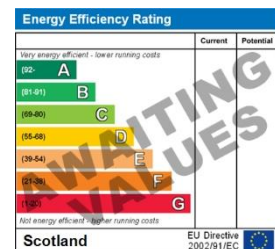
The deposit required is £5,700

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

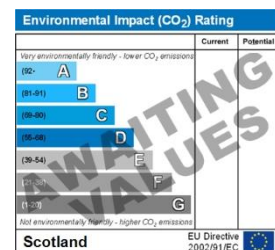
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### 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: 08/07/2026

### 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, 2026. Murray & Currie Ltd Registered in Scotland No. SC 342 656