



Roseburn Gardens

, Roseburn, Edinburgh, EH12 5NJ

Rental £1,650 pcm

3 bedroom Flat / Apartment available 06 June 2025

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
- * Fridge Freezer
- * Heating
- * Good Storage

- * Secure Entry Phone
- * Shower

Situation

A superbly presented top floor, three bedroom, unfurnished traditional corner flat. *Please note this property does NOT have an HMO license* The immaculate and spacious property occupies a corner position and the accommodation comprises: entrance hallway, living room to the front, bedrooms one and three also to the front. A stunning kitchen with dishwasher, washing machine and separate tumble dryer. as well as ample space for a dining table and chairs. Bedroom two and a lovely bathroom are located to the rear of the building. The property further benefits from double glazing, gas central heating and a well maintained communal garden. The prestigious area of Murrayfield/Roseburn is situated to the West of Edinburgh city centre, with the flat being ideally placed for access to a variety of local shops. Craigleith Retail Park, only a short drive away offers a wealth of further retail options including a large Sainsbury's Supermarket, Marks & Spencer, PureGym together with an array of other outlets. For the leisure enthusiast, golf courses at both Ravelston and Murrayfield, tennis courts and access to walks along the Water of Leith are easily accessible. Education is provided by a local primary school, situated just around the corner as well as Stewarts Melville, Mary Erskine and St George's School for Girls also nearby. Perfectly located for commuters with ready access available to the M8, M9 M90, Edinburgh city bypass and Edinburgh International Airport. Regular bus services to and from Haymarket railway station and the tram stop at Murrayfield are also within reach. LARN1904067.

All measurements are approximate.

Further Information

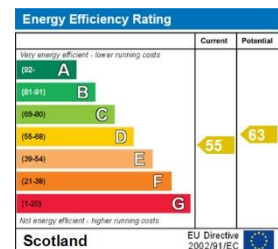
The deposit required is £1,650

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

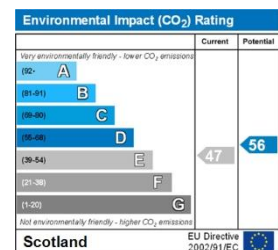
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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 (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.

Property Ref: inst-9874

Creation Date: 02/05/2025

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