HASTINGS LEGAL
BORDERS COUNTRY LETS







6/2 Leamington Road
Edinburgh, EH3 9PD

£1,300 Per Month

PROPERTY & LEGAL

1 bed

1 public

1 bath

Beautifully presented one bedroom ground floor flat offering stylish and comfortable living in a highly sought after central location. The property has been thoughtfully finished in a neutral, contemporary style, creating a bright and versatile space.

Accommodation - Lounge, Kitchen, Bouble Bedroom, Shower rOOM

Landlord Registration No 1810981/230/07092
EPC - E

LARN2504002

HASTINGS LEGAL
BORDERS COUNTRY LETS

01573 229 887 • lines open until 10pm
www.hastingslegal.co.uk





SUMMARY

Situated on Leamington Road, Edinburgh, this beautifully presented one bedroom ground floor flat offers stylish and comfortable living in a highly sought after central location. The property has been thoughtfully finished in a neutral, contemporary style, creating a bright and versatile space. The flat is available to rent furnished or unfurnished, providing flexibility to suit your needs.

LOCATION

One of the property's standout features is it's position right beside the Union Canal, offering a peaceful waterside setting while being within easy reach of the city centre. The property is also approximately a 13 minute walk from Princes Street and central Edinburgh, placing the city's shops, restaurants, bars, cultural attractions and transport links conveniently close by.

ACCOMMODATION

The property is a bright and modern ground floor flat, offering well presented and comfortable accommodation throughout. The entrance hall leads into a bright open plan kitchen and living area, featuring a useful breakfasting bar and a modern fitted kitchen with a good range of contemporary units. A large kitchen cupboard provides additional storage and houses the boiler and washing machine. The bathroom is finished to a modern standard and benefits from a separate linen cupboard conveniently located just outside. A Hollywood style mirror and good lighting create a light and welcoming space. A bright and spacious double bedroom is situated to the rear of the property, featuring a fitted wardrobe providing useful storage.

EXTERNAL

There is a shared garden area to the rear of the property.

COUNCIL TAX

Band B

ENERGY PERFORMANCE RATING

Band E

LANDLORD REGISTRATION NUMBER

1810981/230/07092

SERVICES

Mains Gas, Electricity, Water and Drainage

ADDITIONAL INFORMATION

Rent £1300 per calendar month, plus council tax & utilities. £1950 deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

Viewings strictly by appointment with Borders Country Lets on 01573 229887.

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