

Morningside Road, Edinburgh



Rent - £1595pcm	Bedrooms – 2, plus study	Deposit - £1795
Type – 2 nd floor flat	Parking - On Street/Permit	Garden – N/A

Criteria – Rent in advance, full deposit, no smokers, no Pets - AVAILABLE APRIL

Energy Efficiency Rating: Band C **Environmental Impact Rating:** C

Landlord Registration No: 147983/230/18100 **Council Tax Band:** D

Property Details

This attractive UNFURNISHED second-floor, two-bedroom flat is ideally located in the heart of vibrant Morningside, offering open views to Arthur's Seat and easy access to a wide range of local amenities, shops, cafes, and excellent transport links.

The property provides spacious and well-proportioned accommodation comprising a sitting room with bay window and stripped wooden floors, a large modern kitchen with dining area, a bathroom with shower, two generous double bedrooms, and a study, perfect for home working. The lounge features a decorative (non working) fireplace, and the property benefits from gas central heating.

Additional advantages include permit and on-street parking nearby, making this flat ideal for those seeking a comfortable home in a highly sought-after location with easy access to central Edinburgh.

Letting Agent Registration Number: **LARN1806008**

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Ask inside for more details!

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