

# GLADSTONES

Property Investment Managers

# To Let

Seafield Road, Edinburgh



Rent - £925pcm	Bedrooms – 1	Deposit - £1125
Type – Flat	Parking - On Street	Garden – N/A

**Criteria** – Rent in advance, full deposit, no smokers, no Pets - AVAILABLE MID MAY  
**Energy Efficiency Rating:** Band C Environmental **Impact Rating:** Band C  
**Landlord Registration No:** 17548/230/02360 **Council Tax Band A**

### Property Details

UNFURNISHED one-bedroom, second floor flat located in a popular and highly sought-after area of Edinburgh, close to a wide range of local amenities and offering excellent transport links both throughout and out with Edinburgh.

The property is presented with neutral décor throughout and comprises a bright open-plan living room with a modern fitted kitchen complete with appliances, a well-proportioned double bedroom, with shower cubicle, and a separate WC. Additional benefits include gas central heating, double glazing, and on-street local parking. This property would be ideal for a single professional or couple. Early viewing is recommended.



Letting Agent Registration Number: **LARN1806008**

23 Jarnac Court, Dalkeith EH22 1HU

info@gladstonesproperty.com

Ask inside for more details!

0131 663 7266

gladstonesproperty.com