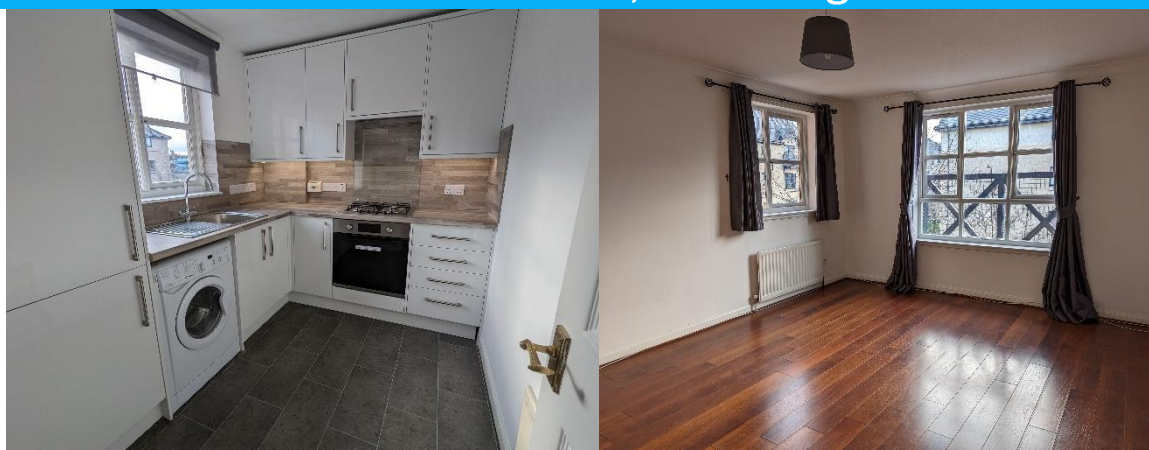


Russell Gardens, Edinburgh



Rent - £1025pcm	Bedrooms – 1	Deposit - £1225
Type – 2 nd floor Flat	Parking - Private	Garden – N/A

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

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

Landlord Registration No: 380019/230/10131 **Council Tax Band:** D

Property Details

One bedroom **UNFURNISHED**, 2nd floor flat available in modern quality development within walking distance of the West End.

Presented in excellent condition throughout, this attractive property offers stylish and comfortable accommodation comprising a welcoming entrance hall, a bright and spacious lounge/dining room, and a modern fitted kitchen complete with integrated appliances. The generous double bedroom benefits from fitted wardrobes, providing ample storage, while the contemporary bathroom features both a bath and a shower.

Additional benefits include gas central heating, double glazing, and private parking. The property also enjoys well-maintained communal gardens and landscaped green areas, creating a pleasant setting. Early viewing is highly recommended to fully appreciate the quality, presentation, and excellent standard of this home.



Letting Agent Registration Number: **LARN1806008**

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Ask inside for more details!

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