

**Broughton Street, Edinburgh**



<b>Rent - £2490pcm</b>	<b>Bedrooms – 3</b>	<b>Deposit - £2690</b>
<b>Type – 2<sup>nd</sup> floor Flat HMO License</b>	<b>Parking - Permit/Metered</b>	<b>Garden – N/A</b>

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

**Energy Efficiency Rating:** Band D **Environmental Impact Rating:** Band E

**Landlord Registration No:** 52973/230/28000 **Council Tax Band:** D

**Property Details**

**Immaculate, spacious, bright FURNISHED HMO Licensed** property. 2<sup>nd</sup> floor, 3 bedroom, 2 bathroom flat in popular area close to city centre and all amenities and transport links.

Internally the property comprises; three double bedrooms, boxroom, master with en-suite bathroom with shower over, separate main bathroom with shower, large sitting/dining room with period features; modern fitted kitchen with all appliances; large hallway. **Electric white meter heating. No gas in property.** On Street parking with either meter or applying for residents permit parking.

Please note this is not a term time let, and the property is available to move into immediately.



Letting Agent Registration Number: **LARN1806008**

23 Jarnac Court, Dalkeith EH22 1HU

[info@gladstonesproperty.com](mailto:info@gladstonesproperty.com)

Ask inside for more details!

0131 663 7266

[gladstonesproperty.com](http://gladstonesproperty.com)