



Flat , Waterfront Gait,
Edinburgh
£1,400 pcm

A modern third floor apartment with underground parking and located circa 3 miles from the city centre. Available UNFURNISHED. Lounge, kitchen with appliances, 2 double bedrooms (1 en suite) with wardrobes. Bathroom. Gas c/h. d/g. 1811922/230/19092

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G <i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with Abbey Forth Property Management Ltd -
	Head Office Telephone 01383 737748
Reference	RL0576
	Council Tax Band: C (Edinburgh City Council)
Additional Information	Deposit: £1,200
	Parking options: Residents

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.