



### Directions

### Viewings

Viewings by arrangement only. Call 0141 334 3670 to make an appointment.

### EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



Flat 3-2, 46 Strathearn Road, EH9 2AD

£3,200 PCM

- Flat
- Furnished Property
- SHOWER
- Gas C/H
- FITTED KITCH
- ENTRYPHONE

# 46 Strathearn Road, EH9 2AD

**\*\*HMO PROPERTY\*\*** Spacious Top Floor FURNISHED Four Bedroom HMO property situated in extremely popular Marchmont area, located in great area within walking distance to The Meadows, Edinburgh University George Square, Napier Merchiston Campus as well as the Art College.

The property comprises of Entrance Hallway, 4 bright and airy Bedrooms , nicely presented dining Kitchen area, Bathroom with shower over. Further benefits include ample storage and gas central heating. Ideal for students / professionals.

LETTING AGENT REG NUM- LARN 185012  
landlord Registration , 39952/230/25090,  
EPC RATE E  
Council Tax Band E

Video Tour :- <https://youtu.be/nSJ5HKvURTO>



Council Tax Band: E

