



## 22/3 Newbattle Terrace, Morningside, Edinburgh, EH10 4RT

£2,400 Per month

- Immaculate 3-bedroom flat
- Beautifully renovated interior
- Close to local amenities
- Viewing highly recommended
- 2 modern bathrooms
- Comfortable Edinburgh living
- Easy access to transport links
- Available July only
- Excellent Morningside location
- Ideal for short-term stay

## Directions

## Viewings

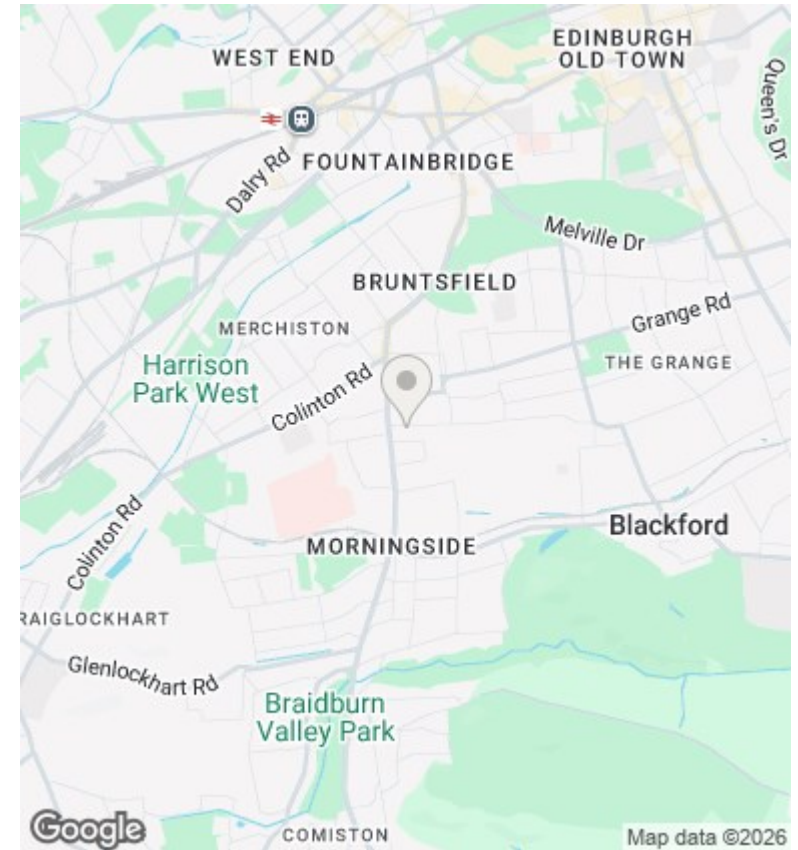
Viewings by arrangement only. Call 07717758200 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	