

COULTERS[©]

WELCOME TO:

CUMBERLAND STREET

71A Cumberland Street, Edinburgh EH3 6RD



CUMBERLAND STREET AT A GLANCE:



Central New Town
location



Two-bedroom
garden flat



Bright open plan
living/kitchen



City centre in
walking distance



Patio area and
shared garden



Well-regarded
schooling close by

EXTRAS:

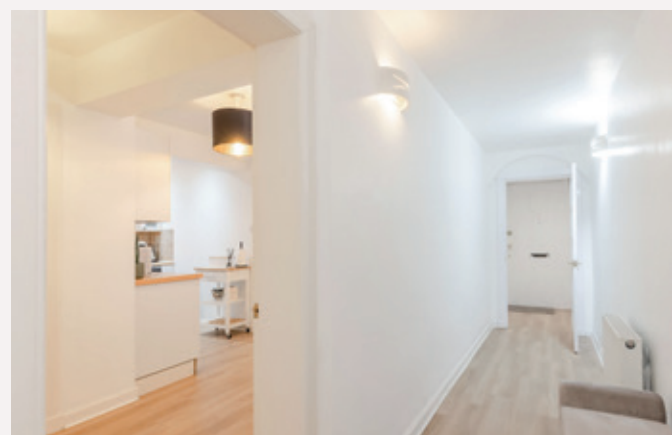
All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that the living room furniture, the bed in bedroom one and the bed and bedroom furniture in bedroom two are available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

This is a well-presented and inviting two-bedroom garden flat, situated in one of the New Town's most sought-after streets. Quietly positioned it is tastefully decorated throughout, with comfortable accommodation and a pleasing layout, to suit a first-time buyer, investor or professional. Its charming patio area, shared south-facing rear garden and proximity to Stockbridge and the city centre make this a fantastic opportunity.

- Bright and well-presented open plan living/dining/kitchen with fresh décor, laminate flooring and original open hearth fireplace
- Stylish, modern spotlit kitchen with white wall and floor units, oak effect worktops, splashback tiling and integrated appliances including oven and hob and a storage cupboard with tumble dryer
- Principal carpeted double bedroom with rear aspect through sash and case window and eye-catching feature fireplace
- A further warm and attractive double bedroom with rear outlook and feature fireplace
- Tiled shower room, with washbasin and WC
- Gas central heating throughout
- Front patio area and well-cared for, shared south-facing rear garden
- On-street permit parking



LOCATION, LOCATION, LOCATION:

Cumberland Street is a peaceful street of Georgian houses situated in Edinburgh's beautiful New Town area. The property is in an enviable location within walking distance of Stockbridge. Fashionable bars and pubs such as The Baillie, artisan shops including Ian Mellis cheesemonger and renowned eateries such as The Stockbridge Restaurant and The Scran and Scallie are moments away. In close proximity are also hairdressers, doctors, pharmacies and much more.

Princes Street and George Street are just over ten minutes' walk. There is a Sainsbury's Local on Howe Street and Margiotta Food and Wine on Dundas Street. Popular pubs such as The St Vincent and The Cumberland Bar are within walking distance. Larger shopping is available at Tesco in nearby Canonmills and there is a Waitrose in Comely Bank.

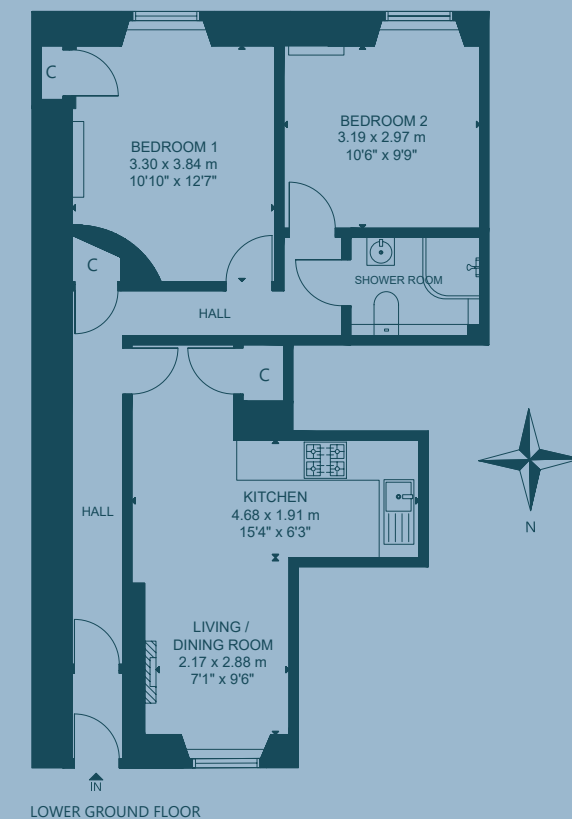
The green space of George V Park with children's playground, Inverleith Park and The Royal Botanic Gardens are in walking distance as is The Water of Leith. Recreational opportunities await at Glenogle Swimming Centre, Drummond Lawn Tennis Club and Bannatyne Gym, all within walking distance.

Primary and secondary schooling includes Broughton Primary School and Drummond Community High School. It is well placed for some of the city's finest private schools including Edinburgh Academy, Fettes College and George Heriot's School.

Waverley Railway Station, Edinburgh Bus Station and the Tram link to Edinburgh Airport are a little over ten minutes away.



FLOOR PLAN:



71A Cumberland Street, Edinburgh EH3 6RD

Approx. Gross Internal Area

700 Sq Ft - 65 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

