



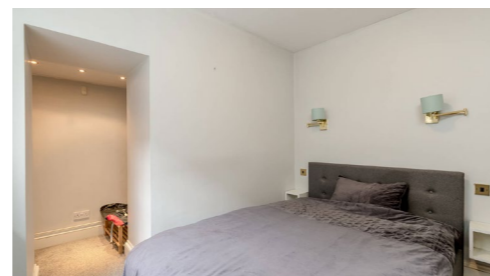
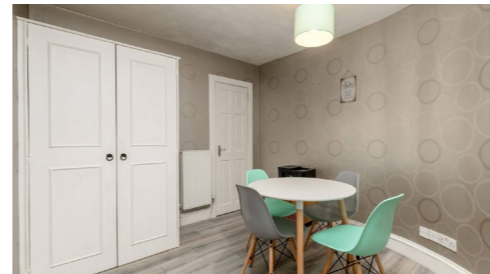
57A Cumberland Street
New Town, Edinburgh, EH3 6RA

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Courtyard and private main door entry.
- Welcoming hallway with immaculate flooring and decoration.
- Sunny open plan living/kitchen area. The living room to the rear of the property, with feature fireplace and cupboard shelving.
- The modern fitted kitchen benefits from floor and wall-mounted units. Appliances include a four-ring gas hob with extractor hood and light, oven and dishwasher.
- A spacious dining area off the living, with ample space for a table and chairs or perhaps a study and large storage cupboard.
- Large pantry/walk in cupboard.
- Spacious double bedroom with dressing area.
- Well-presented modern bathroom with four-piece suite comprising of a bath, shower cubicle, WC and wash-hand basin. Benefitting further from a wall-mounted heated towel rail.
- Two sizeable private cellars in the courtyard, one equipped with electricity and secure locks.
- Gas central heating.
- On street permit and metered parking.



GENERAL DESCRIPTION

Gillespie Macandrew are delighted to bring to market this well-presented, traditional main door flat in the heart of the city's New Town. Quietly situated in the prestigious and highly sought-after area of Edinburgh's New Town, the property has an abundance of artisan shops, restaurants and amenities on its doorstep, as well as being a short walk to Princess Street and Edinburgh City Centre. The accommodation benefits from a well-maintained front courtyard and two private cellars.

COUNCIL TAX BAND - C.
TRAIN STATION - APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT - APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

LOCATION

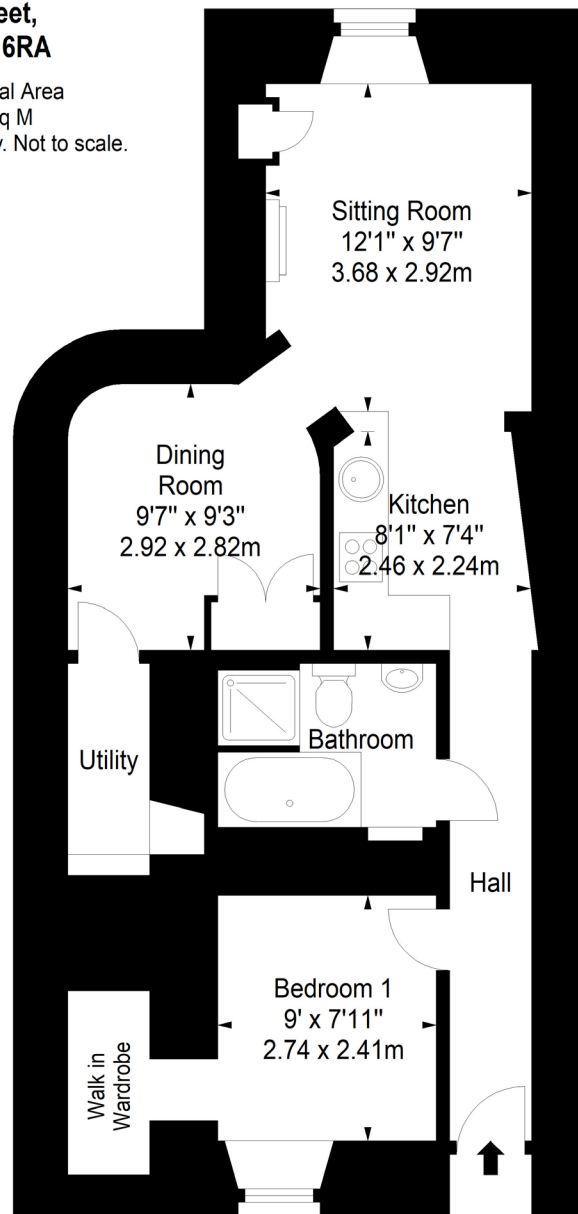
Cumberland Street is well located in the heart of the popular New Town area of Edinburgh and within strolling distance to the vibrant village atmosphere of fashionable Stockbridge. The property is also within walking distance of the city centre with its many choices of shops, bars, restaurants and shops. Stockbridge offers a great choice of local amenities including boutiques, galleries, independent shops, bookshops, well-renowned cheese mongers, fish mongers and butchers, and a fantastic selection of cafés, restaurants and bars as well as the famous Stockbridge Market every Sunday. Nearby Craighleith Retail Park offers more extensive shopping with a wide variety of retail stores and a large Sainsburys Supermarket. Enjoying the outdoors could not be easier with Inverleith Park, and the Royal Botanic gardens all close and a leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. The Grange club on the edge of Inverleith Park boasts tennis, hockey, squash, and cricket. The area is well-served by regular bus services to the city centre and St Andrews Bus Station and Waverly train station as well as the tram link to Edinburgh Airport provide connections around the city and further afield. Royal Circus falls within the school catchment for sought-after Stockbridge Primary and Broughton High and private schools such as Fettes College, St George's School for Girls, Edinburgh Academy and Stewart's Melville are close at hand.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, WASHING MACHINE AND FRIDGE/FREEZER. OTHER ITEMS OF FURNITURE MAYBE AVAILABLE BY SEPARATE NEGOTIATION



Cumberland Street, Edinburgh, EH3 6RA

Approx. Gross Internal Area
582 Sq Ft - 54.07 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Lower Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.