



15A/2 Cumberland Street  
New Town, Edinburgh, EH3 6RT

CALL US ON 0131 447 4747

# 15A/2 Cumberland Street New Town, Edinburgh EH3 6RT

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Secure entry-phone system and communal hallway.
- Entrance vestibule with large storage cupboard and coat-hooks.
- Sunny open plan living/kitchen area, quietly situated to the rear of the property, featuring a traditional fireplace, Edinburgh Press shelving and double doors leading out to the communal garden space.
- The modern fitted kitchen benefits from floor and wall-mounted units, providing plenty of storage space. Appliances include a new electric hob and oven and is plumbed for washing machine.
- Spacious double bedroom with large fitted wardrobes and further over-head storage cupboards.
- Well-presented shower room comprising of shower cubicle, WC, wash-hand basin and storage shelving.
- Direct access to shared garden.
- Electric heating throughout.
- On street permit and metered parking.



## GENERAL DESCRIPTION

Gillespie Macandrew are delighted to bring to market this well-presented, one bedroom 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 recent decoration and features direct access out to the rear garden.

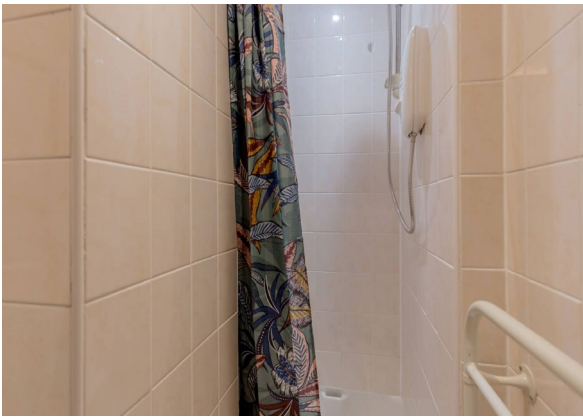
**COUNCIL TAX BAND - C.**  
**TRAIN STATION - APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY TRAIN STATION.**  
**AIRPORT - APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.**  
**BUSES - WITHIN 100 METRES.**

## 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 ELECTRIC HOB AND OVEN.**





# Cumberland Street, Edinburgh, EH3 6RT



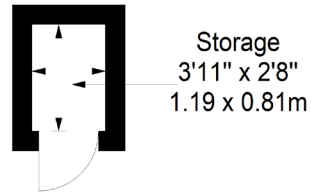
Approx. Gross Internal Area  
465 Sq Ft - 43.20 Sq M

Storage

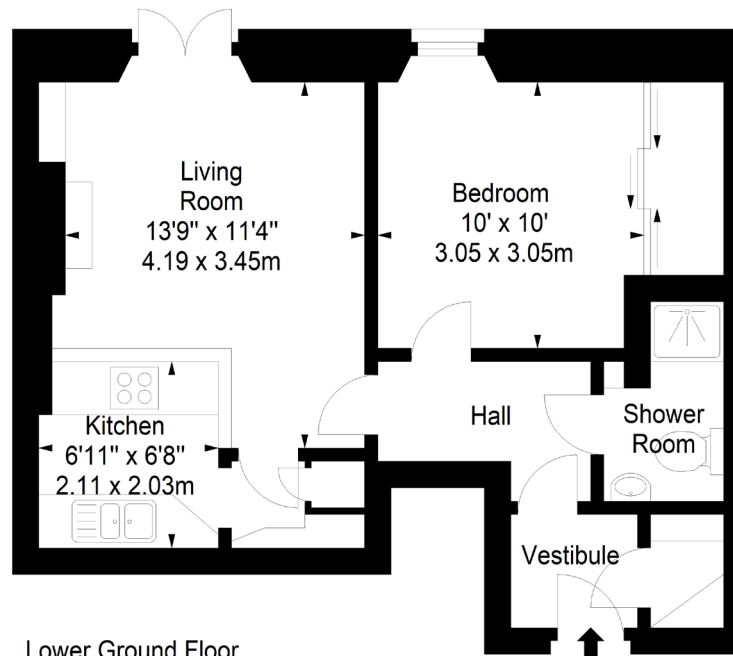
Approx. Gross Internal Area  
11 Sq Ft - 1.02 Sq M

For identification only. Not to scale.

© SquareFoot 2023



Lower Ground Floor



Lower Ground Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING E

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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.