

COULTERS[©]

9 (2F3) CUMBERLAND STREET

NEW TOWN, EDINBURGH, EH3 6RT

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

9 (2F3) Cumberland Street is a second floor, two bedroom B-Listed flat situated within the New Town conservation area. This beautifully bright and well-proportioned home retains many period features that include intricate cornicing, sash and case windows, wooden flooring and paneled doors.

Upon entering the property, there is a particularly spacious hall from which all the rooms are accessed. The accommodation comprises a living room that overlooks the street with fireplace and hearth, fitted kitchen with integrated oven, hob and extractor, two double bedrooms - the largest of which is currently used as a second public room - a partially tiled bathroom with integrated speakers, and separate WC. The bedrooms and kitchen benefit from a sunny, south facing aspect.

KEY FEATURES

-  Second floor apartment on desirable street
-  Shared gardens & close to local parks
-  Prestigious New Town location
-  Two double bedrooms
-  Permit parking available
-  Excellent amenities, all accessible on foot



Gas central heating and single glazing are fitted within the property and there is a secure entry system. There is a shared garden to the rear of the building and permit holder and pay and display parking is available on the street.

EXTRAS

The property is sold as seen with all light fittings, blinds, curtains and fitted flooring included in the sale price.



THE LOCAL AREA

The property is situated on a quiet cobbled street within Edinburgh's New Town, a UNESCO World Heritage Site. An unbeatable selection of independent boutiques, galleries, cafes and restaurants are available in the surrounding streets of Dundas Street and Broughton Street whilst cosmopolitan Stockbridge with its renowned Sunday market is also nearby. The new St. James Quarter and the iconic shopping streets of George Street and Princes Street are a short walk away. Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to the Scott Monument and the Royal Botanic Garden. Fantastic recreational opportunities include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street. The area is also in close proximity to a number of highly regarded private schools which include Edinburgh Academy and Fettes College. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both a short walk away and the trams offers quick access Edinburgh Airport or down to the coast at Newhaven.

GET IN TOUCH



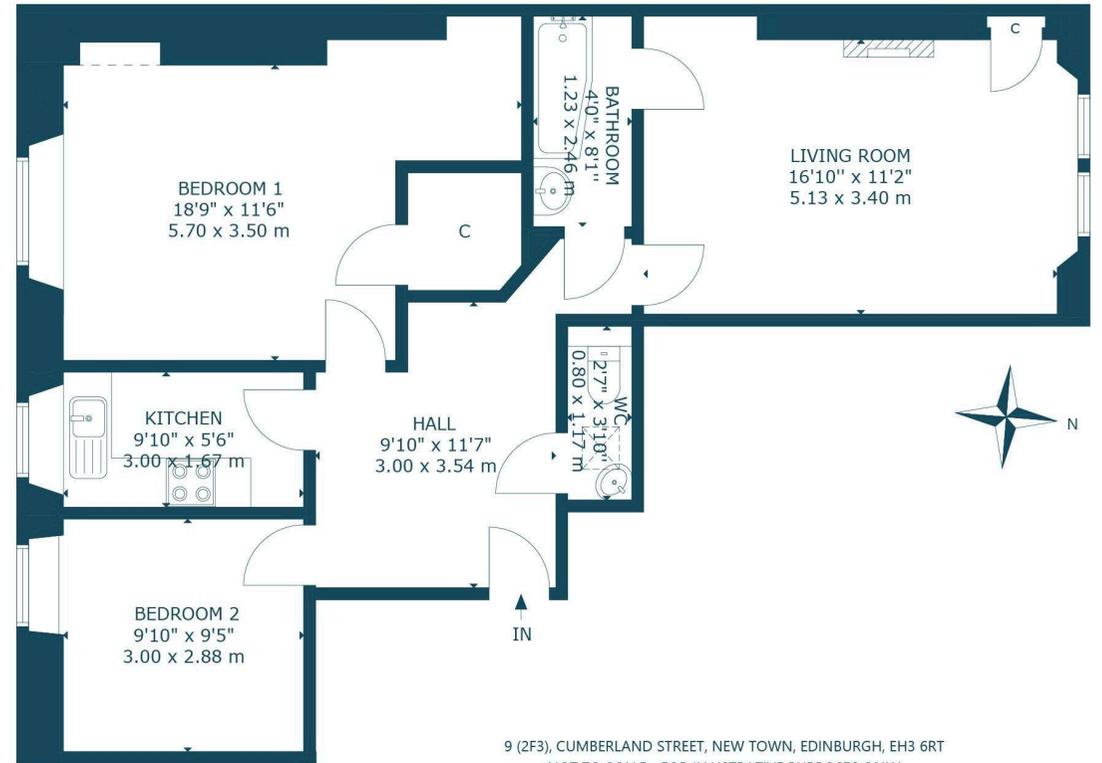
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 796 SQ FT / 74 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.