



Solicitors & Estate Agents










Offers Over
£395,000

48A Cumberland Street

New Town | Edinburgh | EH3 6RG

Neilsons are delighted to offer on to the market this generously proportioned main door lower ground floor flat, which enjoys a prestigious address in one of Edinburgh's most desirable residential locations. Forming part of a handsome tenement the property is within easy reach of many of the capital's most popular restaurants, bars, boutique shops and theatres.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathroom
1 En-Suite Shower
-  Zoned Parking
-  Private Patio
-  EPC Rating – C
-  Council Tax Band - E



Description

The internal space is accessed via a courtyard with substantial lock up cellars off and offers a beautifully presented accommodation which briefly comprises: welcoming spacious dining hallway, light and airy twin windowed reception room with fireplace and corning, stylish fitted kitchen with a good range of base and wall mounted units, useful utility room off it, well proportioned principal bedroom with superb built-in wardrobes and en-suite shower, further good sized double bedroom, and partially tiled bathroom with separate WC. Further benefits include gas central heating and restored sash & case windows.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen. The bookcase unit will also be included in the sale. Other items of furniture can be made available by separate negotiations.

Courtyard & Parking

There is a good-sized courtyard to the front of the property which has been laid to low maintenance paving, and two cellars. The property has access to Royal Circus Gardens North for an annual fee of approx. £100. For the car user there is permit/meter parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





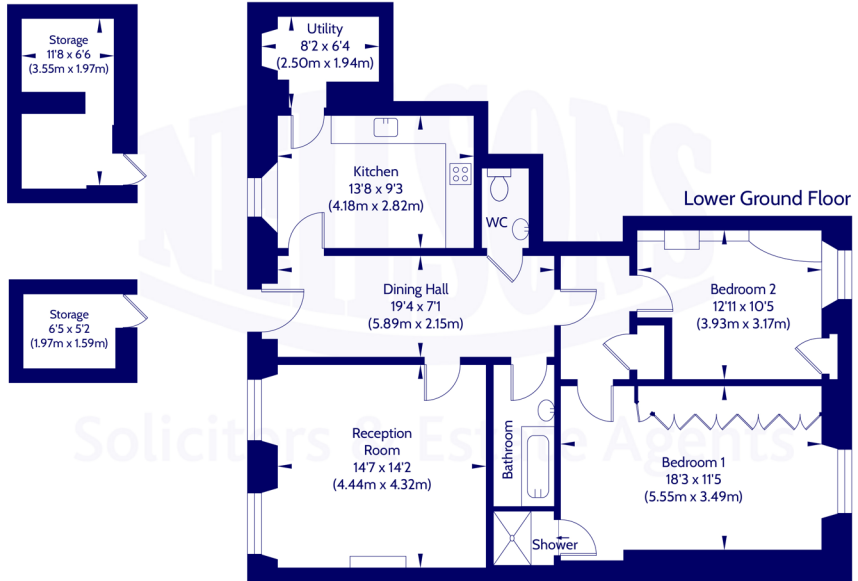
Location

The property is located in Edinburgh's iconic New Town, with its famous cobbled streets, spectacular architecture and superb amenities. There are a wide variety of cafes, shops and restaurants on the doorstep and the heart of the city and all the fantastic facilities therein are only a short walk or bus ride away. Both Princes and George Street are within close proximity together with the recently completed St Andrew's Quarter, which houses a fabulous range of popular High Street Retailers, including a large John Lewis. The trendy neighbouring district of Stockbridge has a weekly Sunday market and is home to many popular bars and restaurants. There are a variety of beautiful green spaces within walking distance including The Royal Botanical Gardens and Inverleith Park, together with pleasant walks along the Water of Leith towards the Dean Galleries.





Approx. Gross Internal Floor Area 98.41 Sq M / 1059 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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