



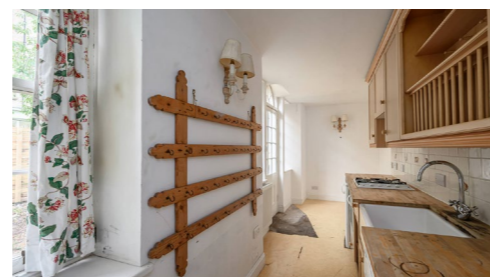
11 Northumberland Street South West Lane
New Town, Edinburgh, EH3 6JD

CALL US ON 0131 447 4747

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

- Reception hall with storage.
- Access to kitchen with appliances at rear of building.
- Good sized storage cupboard.
- Access to private south facing garden at rear.
- Carpeted staircase to upper landing with storage.
- Space for desk & chairs.
- Storage.
- Double bedroom with fitted wardrobes.
- Single bedroom with storage.
- Generously proportioned dual aspect living room with feature gas fire.
- Private south-facing garden at rear.
- Gas central heating.
- Three garages all with power, lighting & water taps.



GENERAL DESCRIPTION

A rarely available mews property, situated within the historic and much sought after New Town district of Edinburgh. The property is within walking distance of the Edinburgh favourite attractions, main shopping areas, an eclectic range of bars and restaurants and an excellent range of local amenities. The property is in need of modernisation and redecoration, but offers excellent potential, with the opportunity to convert garages into living accommodation, subject to the usual planning consents.

COUNCIL TAX BAND: F
TRAIN STATION: APPROXIMATELY 700 METRES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 8.3 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

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.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FREE STANDING FRIDGE AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS OR THE GAS FIRE IN THE LIVING ROOM.



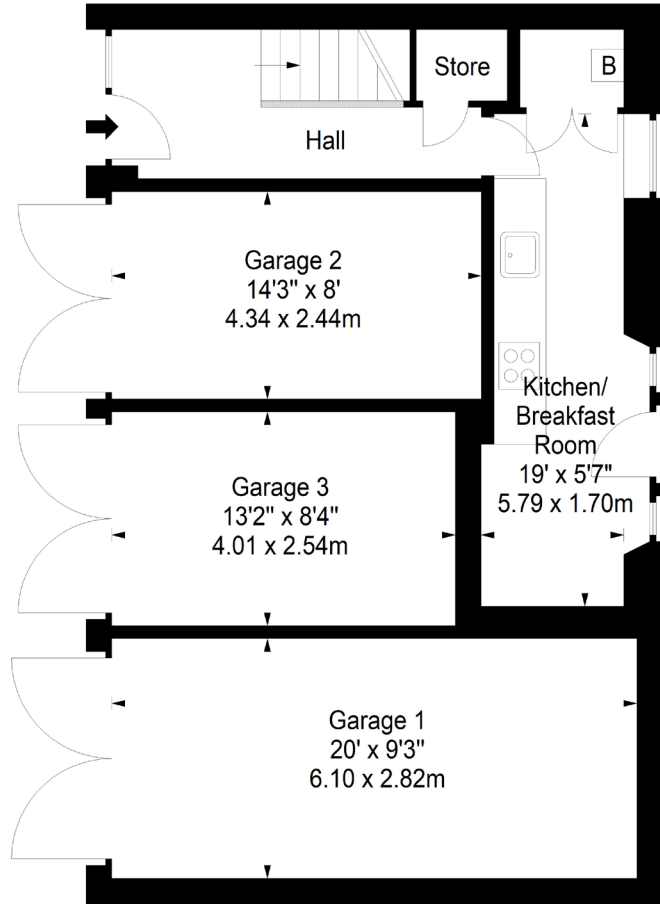
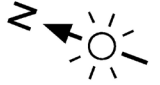


**ENERGY PERFORMANCE
CERTIFICATE RATING D**

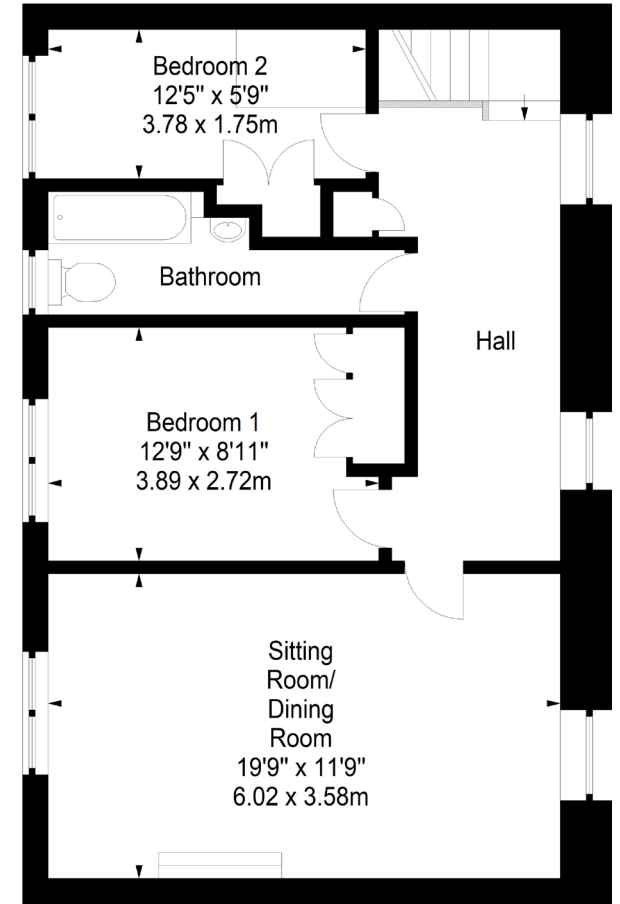
**Northumberland Street South West Lane,
Edinburgh, EH3 6JD**



Approx. Gross Internal Area
1308 Sq Ft - 121.51 Sq M
(Including Garages)
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor

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

WEBSITE: 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.