



9 BF1 Cumberland Street,
New Town, Edinburgh, EH3 6RT.

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Shared secured entry.
- Reception hall with storage.
- Attractive living room/dining room with feature fireplace.
- Open walk in storage.
- Modern fitted kitchen with integrated appliances.
- Double bedroom with feature fireplace.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Additional features.
- Communal garden to rear.
- Communal patio area at rear.
- Permit meter parking.



GENERAL DESCRIPTION

A well presented basement flat situated within the prestigious New Town district of the City within walking distance of Edinburgh's City Centre attractions and an excellent range of local amenities. The property would be an ideal purchase for a first time buyer/young couple, pied-a-terre or perhaps for letting purposes.

LOCATION

Cumberland Street is situated in the highly desirable residential New Town area and is within walking distance of Princes Street, George Street, the St James Quarter and Maltrees Walk, making it ideal for business and pleasure. Local shops and cafés cater for everyday needs, with nearby vibrant Stockbridge offering further bistros, bars, cafés, restaurants, boutiques, galleries, and delis. More extensive shopping is available at Tesco Supermarket in Cammell, a Waitrose supermarket at Connelly Bank, and a Sainsbury's supermarket, Boots, and M&S at Craigleath Retail Park a short drive away. Recreational amenities in the area include the Water of Leith Walkway, Royal Botanic Gardens, Inverleith Park, Drummond Tennis Club and Gyle Leisure Centre. The National Galleries of Scotland, Omni Centre with VUE cinema, leisure complex and food outlets, as well as Edinburgh Playhouse and the previously mentioned St James Quarter, with its range of high street stores and eateries all within walking distance. Waverley Railway Station and Edinburgh Bus Station are also a short walk away, and local buses and trains run across the city and to surrounding areas. Edinburgh City Bypass is accessible by car, giving access to major motorway network, Edinburgh International Airport, and the Forth Road Bridge/ Queensferry Crossing.

COUNCIL TAX BAND
C.
TRAIN STATION
APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.
AIRPORT
APPROXIMATELY 8.4 MILES TO EDINBURGH AIRPORT.
BUSES
WITHIN 200 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED OVEN, COOKER HOOD, FRIDGE, AUTOMATIC WASHING MACHINE, DISHWASHER AND MICROWAVE. SOME FURNITURE WHICH IS PROVIDED MAY BE AVAILABLE THROUGH NEGOTIATION. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.

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Approx. Gross Internal Area
512 Sq Ft - 47.56 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C

