



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 [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- 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.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

C.  
APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.  
APPROXIMATELY 8.4 MILES TO EDINBURGH AIRPORT.  
WITHIN 200 METRES.

## 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 Multrees Walk. making it ideal for business and pleasure. Local shops and cafes 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 Canonmills, a Waitrose supermarket at Comely Bank, and a Sainsbury's supermarket, Boots, and M&S at Craigleith 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 Glenogle Swim 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 trams run across the city and to surrounding areas. Edinburgh City Bypass is accessible by car, giving access to major motorway networks, Edinburgh International Airport, and the Forth Road Bridge/ Queensferry Crossing.

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





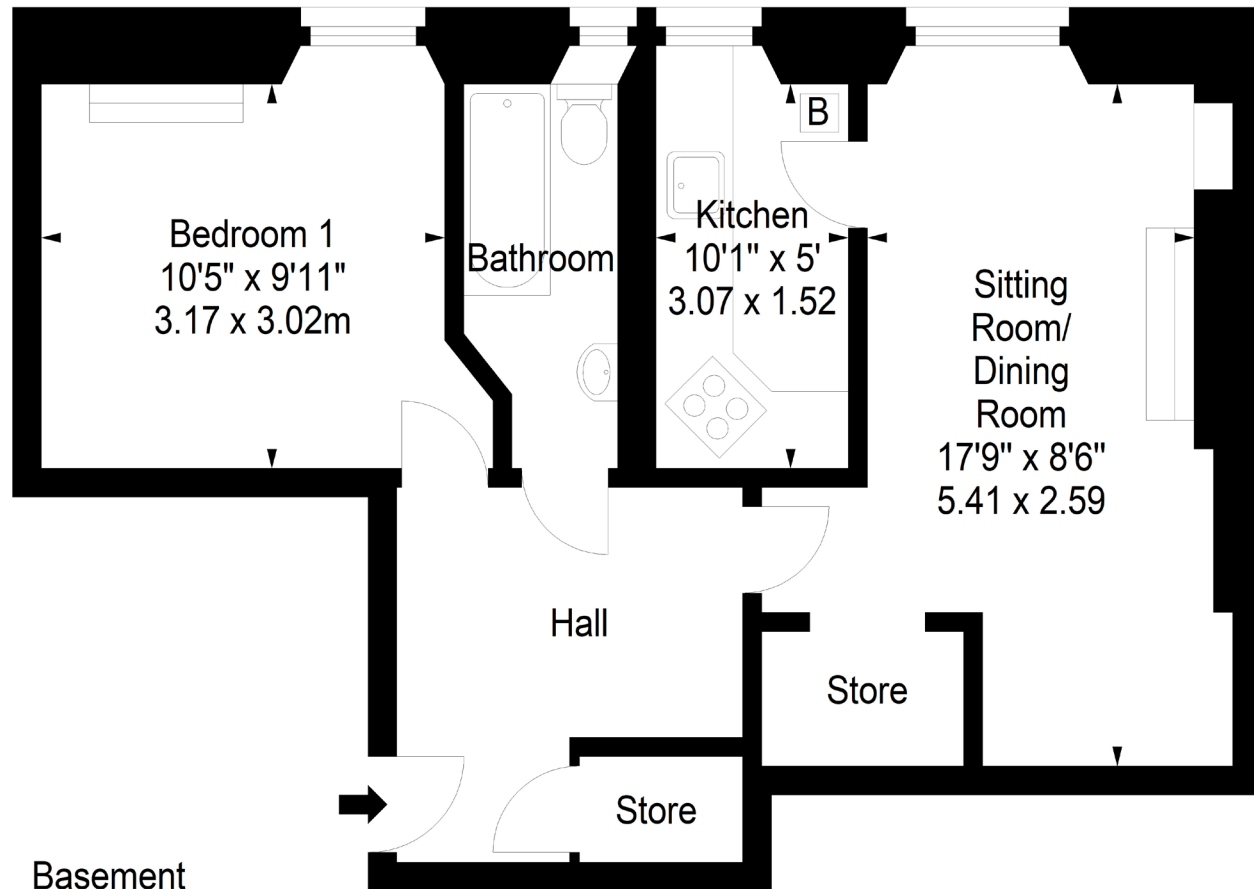
# Cumberland Street, Edinburgh, EH3 6RT



Approx. Gross Internal Area  
512 Sq Ft - 47.56 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



ENERGY PERFORMANCE  
CERTIFICATE RATING C



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
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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.