







Northumberland Street, Edinburgh, EH3





An impressive four bedroom
Georgian home in a prestigious
 New Town address.

Situated in the heart of Edinburgh's prestigious New Town,
 3 Northumberland Street is a distinguished period property arranged over
 three floors, offering well-proportioned accommodation throughout.

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Offers Over	Tenure	Local Authority	Council Tax
£1,375,000	Freehold	The City of Edinburgh Council	Band H

Upon entering the ground floor, there is an immediate sense of space and the period details, due to the intricate ceiling and elegant hall and stairs. On the ground floor, the property features a large kitchen/breakfast room with ample storage, alongside a beautifully decorated dining room with damask fabric walling, providing an elegant space for formal dining.

The first floor includes a spacious drawing room that spans the full width of the property, benefiting from three south-facing windows and offering views up Nelson Street towards Queen Street Gardens. The main bedroom is also on this floor, accompanied by a bathroom.

The second floor comprises three double bedrooms, one of which has an en suite bathroom, alongside a separate family bathroom.

Period features such as high ceilings, ornate cornicing, and sash windows add to the property's traditional appeal.

This is an excellent opportunity to acquire a substantial Georgian townhouse in a highly sought-after location.

The property enjoys key access to Queen Street Gardens for a modest annual fee.





Location

Northumberland Street is located in the heart of Edinburgh's New Town and is a fine example of the city's renowned Georgian architecture. The street was developed between 1807 and 1819 to provide high quality houses close to the centre of Edinburgh, with George Street, Princes Street and cosmopolitan Stockbridge, with its range of bars and restaurants, specialist shops and bustling artisan Sunday Market, all situated within comfortable walking distance. Beyond Stockbridge are the Royal Botanic Gardens and Inverleith Park.

The property is within walking distance of the recently completed St James Quarter shopping centre, which has an Everyman Cinema and extensive shopping and dining options. Waverley Station and the tram line to the airport are within easy walking distance, as is The Edinburgh Playhouse, Harvey Nichols and Muntrees Walk. Many of Edinburgh's well known private schools are close by including Edinburgh Academy, St Georges School for Girls, Mary Erskine and Fettes College. There is a choice of sports clubs, libraries and swimming pools nearby and there is west bound access to Scotland's central motorway network, the City Bypass and Edinburgh's International Airport.





Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



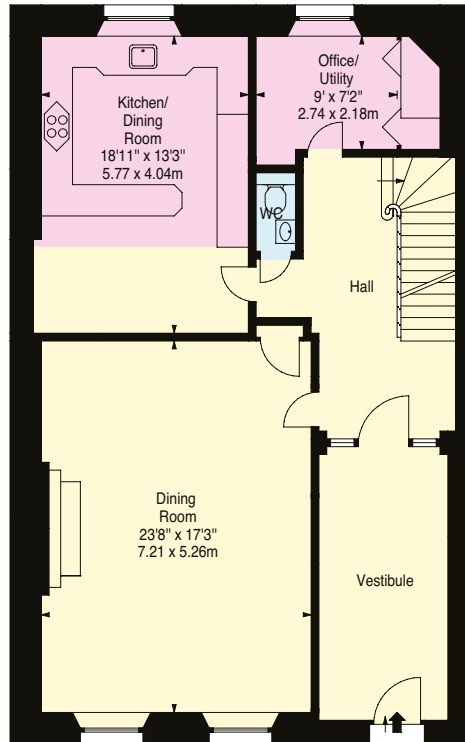
Approximate Gross Internal Floor Area

3456 Sq Ft - 321.06 Sq M

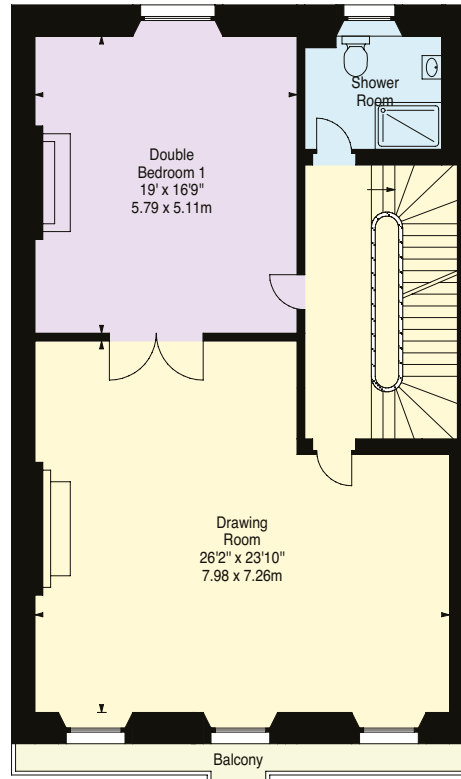
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



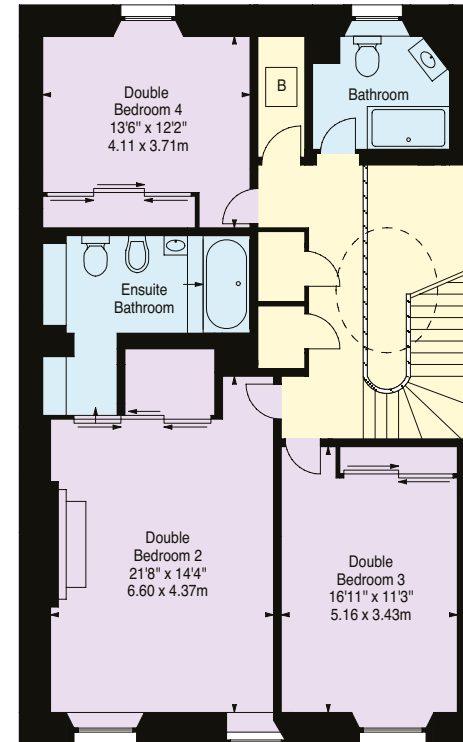
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Second Floor

Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
knightfrank.co.uk

I would be delighted to tell you more

Edward Douglas-Home
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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