



Cumberland Street, New Town, EH3

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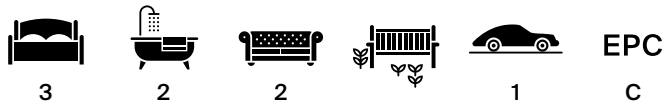
# Impressive **three-bedroom apartment** located in one of the most distinguished streets in central Edinburgh

Cumberland Street is a beautifully presented and well-proportioned first floor flat, set within a well-maintained purpose-built block. The combination of the location, access to private gardens, excellent proportions and immaculate condition makes this a very appealing opportunity.

The property benefits from plenty of natural light throughout the day and having been significantly modernised in recent years, caters perfectly for modern living.

The property also successfully retains much of its period charm with many original features making this a superb flat suited to young professionals and families, investors and those looking for a pied-a-terre.

To the front of the building is the modern kitchen with island countertop. From here this leads to the dining room and sitting room which offers the main entertaining space of the flat.



Offers Over	Tenure	Local Authority	Council Tax
£595,000	Freehold	The City of Edinburgh Council	Band F

The property is in a unique position where the three double bedrooms are to the rear of the apartment, with the principal bedroom benefiting from an en suite shower room. Completing the apartment is the well-proportioned bathroom whilst there is ample space for storage with two large cupboards in the hallway.

## Features

- Prime city centre location
- Modern finish
- First floor
- Permit parking
- Three bedrooms
- Access to communal gardens
- Two bathrooms
- Cellar

For a modest annual fee, owners have access to the beautiful Queen Street Gardens which are just a short walk away.

## Location

Cumberland Street is quietly nestled away from the main routes through the city centre and is situated within the New Town Conservation Area, within a few hundred metres of The St. James Quarter, Harvey Nichols, Multrees Walk and the city centre's fashionable George Street. Nearby Broughton Street and the cosmopolitan Stockbridge offer an excellent array of smaller shops, popular restaurants and bars. The beautiful Royal Botanic Garden is close by, as are many of the city's cultural venues including the National Portrait Gallery and the Playhouse Theatre. The property is conveniently located for road access to both the east and west of the city.

## 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.





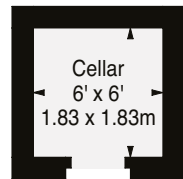


### Approximate Gross Internal Floor Area

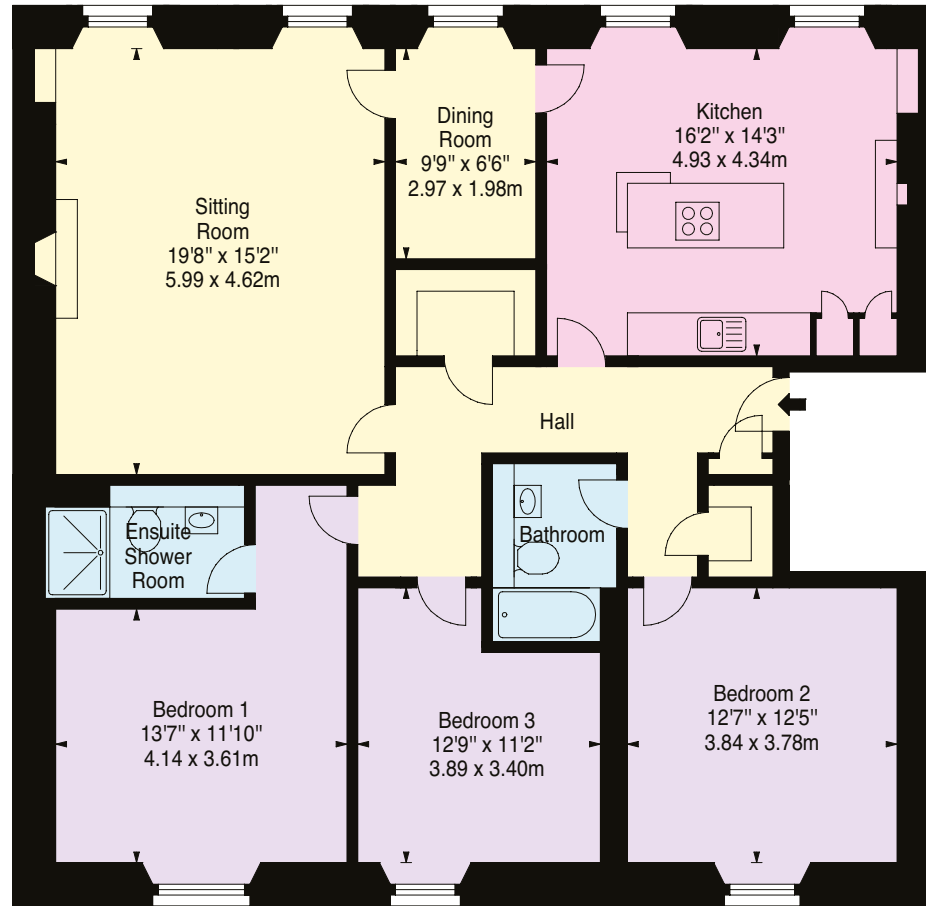
House: 1453 sq ft / 134.98 sq m

Cellar: 36 sq ft / 3.34 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.



Lower Ground Floor



Ground Floor

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

**Knight Frank Edinburgh**

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**I would be delighted to tell you more**

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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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