



Northumberland Street, Edinburgh, EH3

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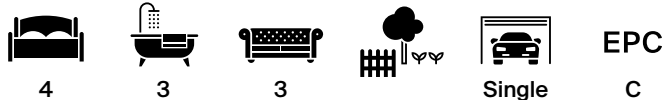


# A basement and garden level apartment with **private garden** and **garage** in a prime New Town address.

Northumberland Street offers a rare opportunity to acquire a spacious main door basement and garden level apartment with private garden and garage located in the heart of Edinburgh's New Town.

Now in need of full renovation the apartment provides buyers the opportunity to create a stunning family home with the potential of four to five double bedrooms, two reception rooms along with three bathrooms and a WC.

Externally the property is entered via a private south facing courtyard whilst to the rear there is a private walled garden and large single garage that can be accessed via Northumberland Street North East Lane. The property furthermore benefits from excellent storage space with three cellars whilst there is access to a residence parking permit for the lane.



Offers Over	Tenure	Local Authority	Council Tax
£650,000	Freehold	The City of Edinburgh Council	Band E



**Basement:** Two double bedrooms | Sitting room | Kitchen | Two bathrooms  
Shower room | Study.

**Garden level:** Two double bedrooms | Dining room | Family room | WC | Utility  
Workshop

**Outside:** Private garden | Single garage | Three cellars | Residence permit  
parking | Access to Queen Street Gardens

## Location

Northumberland Street is located within the very heart of the historic New Town district of Edinburgh, which lies a short walk from the city centre and the sophisticated and equally renowned Stockbridge area. The New Town has some of the first and least spoilt Georgian architecture in Britain and continues to be one of the most popular residential areas in Edinburgh.

The area boasts an excellent choice of schools, including The Edinburgh Academy and Fettes College. The Georgian New Town is equally well known for the quality of city centre living it offers, with a wonderful and varied choice of local amenities that include the Queen Street Gardens, art galleries, independent shops, restaurants, cafés, bars and bistros. There is also an excellent bus service covering the whole of Edinburgh, with the nearest bus stop located just a stone's throw away.

## 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**

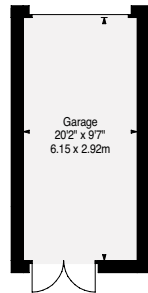
**2700 Sq Ft - 250.83 Sq M**

**Garage & Cellar Storage**

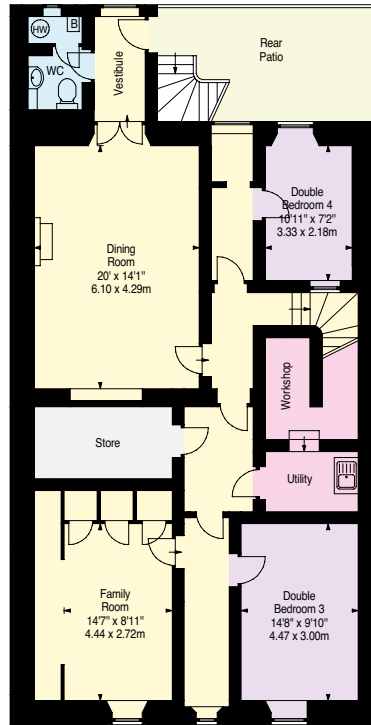
**351 Sq Ft - 32.61 Sq M**

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.

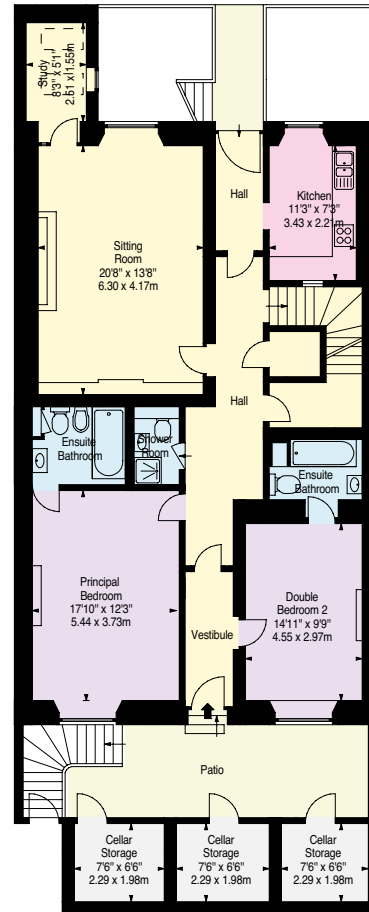
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**



**Garden Level**



**Basement**



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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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 Particulars dated April 2024. Photographs and videos dated April 2024.  
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