



Northumberland Street, Edinburgh, EH3



An impressive three bedroom lower ground floor apartment with private south-facing garden.

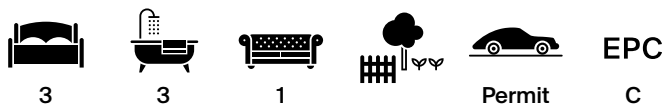
Nestled in an enviable location, this exceptional lower ground floor flat will suit a host of buyers.

Accessed through a private front courtyard there are four cellars, one of which serves as a practical utility room, providing ample space for storage.

From the entrance hallway, every room flows seamlessly, creating a harmonious living space. The accommodation features a generously sized double bedroom with a well-appointed en suite. To the front, you'll find another inviting double bedroom, perfect for guests or family members. This could also be used as an office or alternative living space, lending flexibility to the accommodation.

A stylish family bathroom adds convenience to the property, featuring modern fixtures and fittings. A third double bedroom with its own en suite is located towards the rear, providing versatility and functionality.

The heart of this home lies in the spacious modern kitchen, thoughtfully designed to cater to the needs of a modern lifestyle. It effortlessly leads to a bright and airy living room/dining room, bathed with natural light that filters through the large windows.



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



Through the living room's glass door, you step into the private south-facing garden, with ample space for outdoor furniture, an ideal spot for entertaining.

Upon application, one could also gain access to Queen Street Gardens for a modest fee.

Features:

- Prime New Town location
- Private south facing garden
- Main door
- Permit parking
- Three double bedrooms
- Cellars
- Three bathrooms
- Access to communal gardens

Location

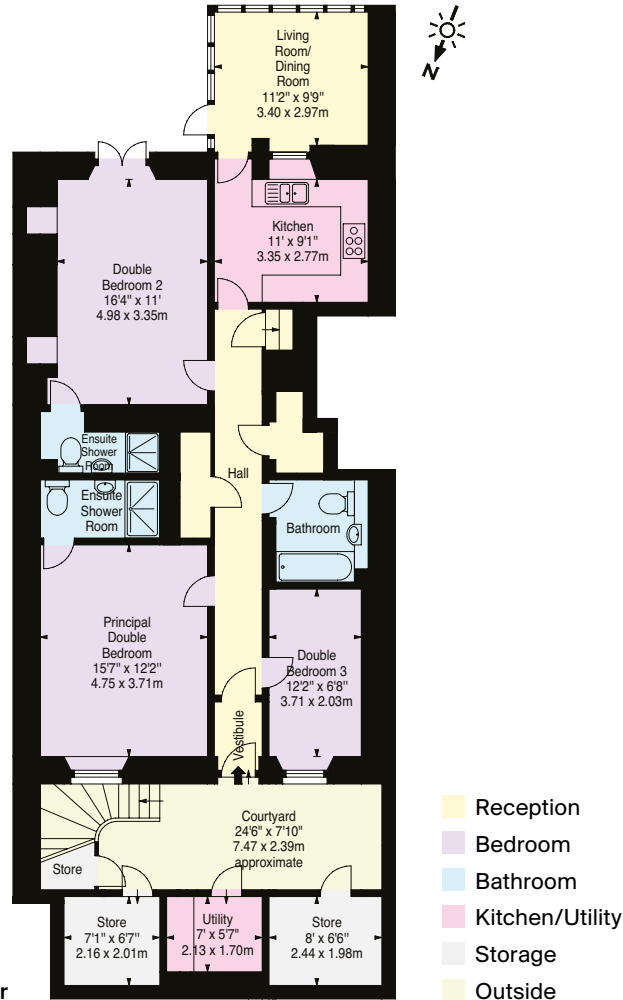
Northumberland Street is located within the very heart of the historic New Town district of Edinburgh, which lies a short walk from the city centre and the sophisticated and equally renowned Stockbridge area. The New Town has some of the first and least spoilt Georgian architecture in Britain and continues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



Approximate Gross Internal Floor Area
1084 Sq Ft - 100.70 Sq M
Utility & Stores: 155 Sq Ft - 14.40 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.



art galleries, independent shops, restaurants, cafes, 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.



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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 July 2023. Photographs and videos dated July 2023.

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