

CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

FLAT A, 40A CUMBERLAND STREET

NEW TOWN, EDINBURGH
EH3 6RG



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VIEWINGS: BY APPOINTMENT
TELEPHONE CULLERTON'S ON

0131 225 5007
WWW.CULLERTONSPROPERTY.CO.UK





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Property Summary

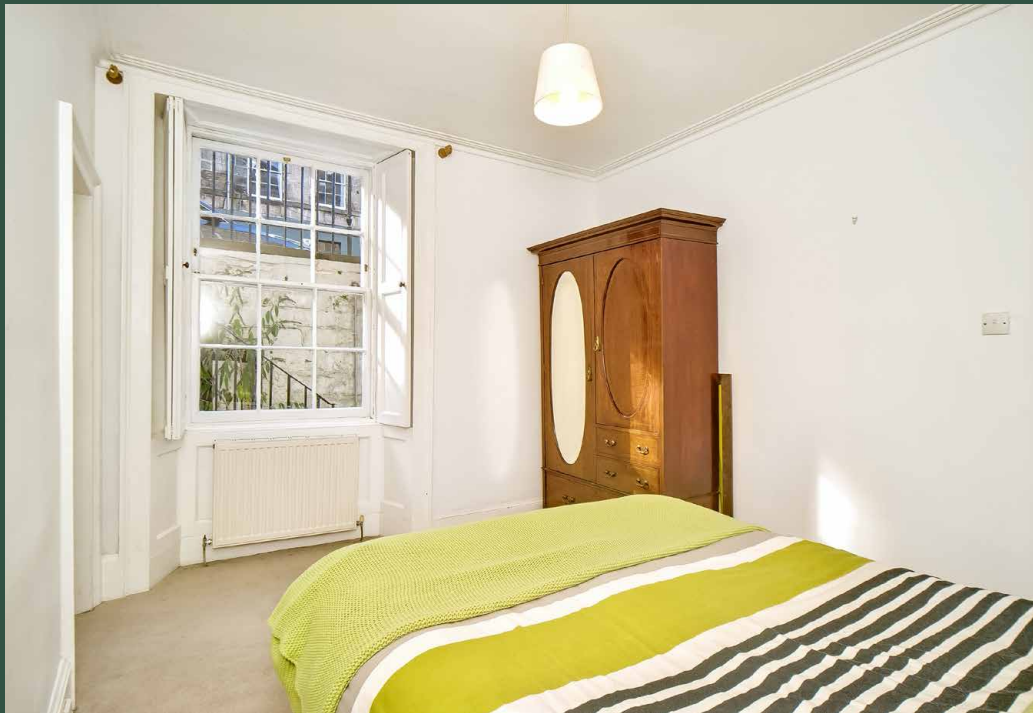
Forming part of a handsome Georgian townhouse in Edinburgh's exclusive New Town, just a stroll away from Stockbridge and the city centre, this spacious three-bedroom lower-ground-floor flat, boasts its own main door leading from a private courtyard. The property has retained some lovely period features and comes with a sunny, south-facing living room/kitchen, three double bedrooms, a walk-in dressing room or home office, a family bathroom, and a separate WC. A sunny and private front courtyard, with a storeroom, as well as zoned parking, completes the home on offer. Its outstanding location means that some of the best shops, eateries, transport links, and schools the capital has to offer, are all within walking distance.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

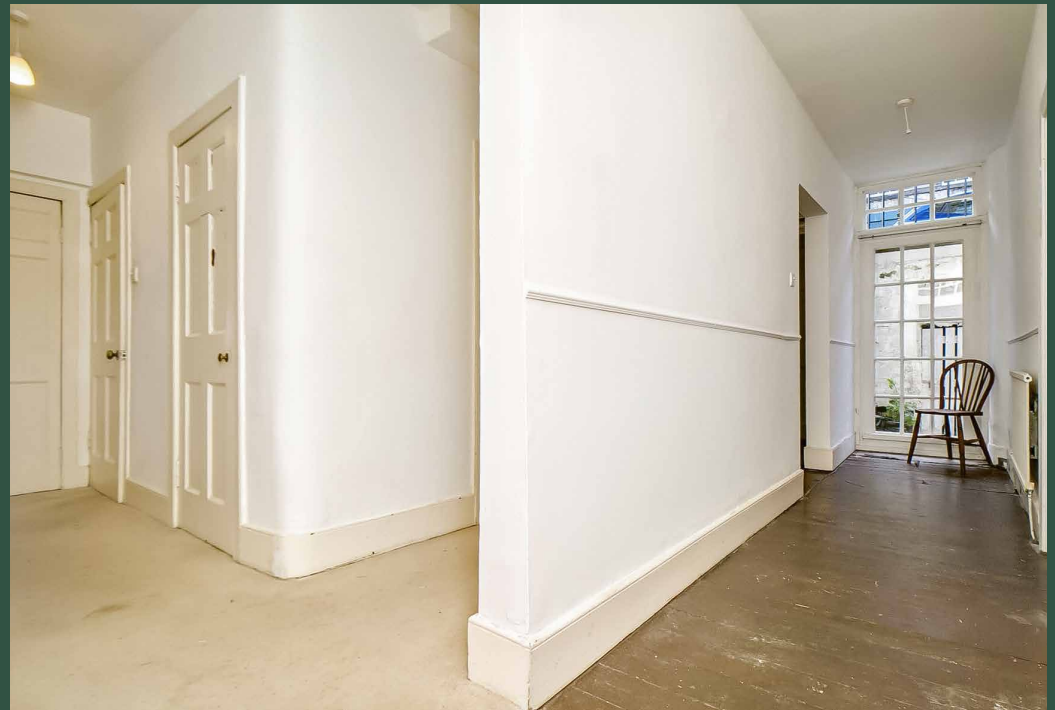
- Georgian, main door lower ground-floor flat
- Private courtyard with main front door
- Substantial hallway with built-in storage
- South-facing, open-plan living room and kitchen
- Spacious principal bedroom with original fireplace
- Large, walk-in dressing room or ideal home office
- Two more double bedrooms (one with a built-in wardrobes)
- Family bathroom with shower and freestanding bath
- Separate WC accessed from the hallway
- Private store room accessed from courtyard
- Gas central heating and traditional Georgian windows
- Zoned on-street parking





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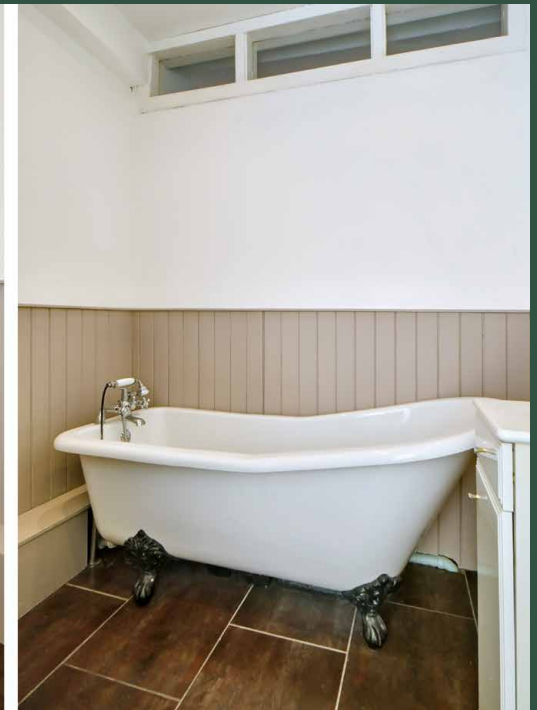






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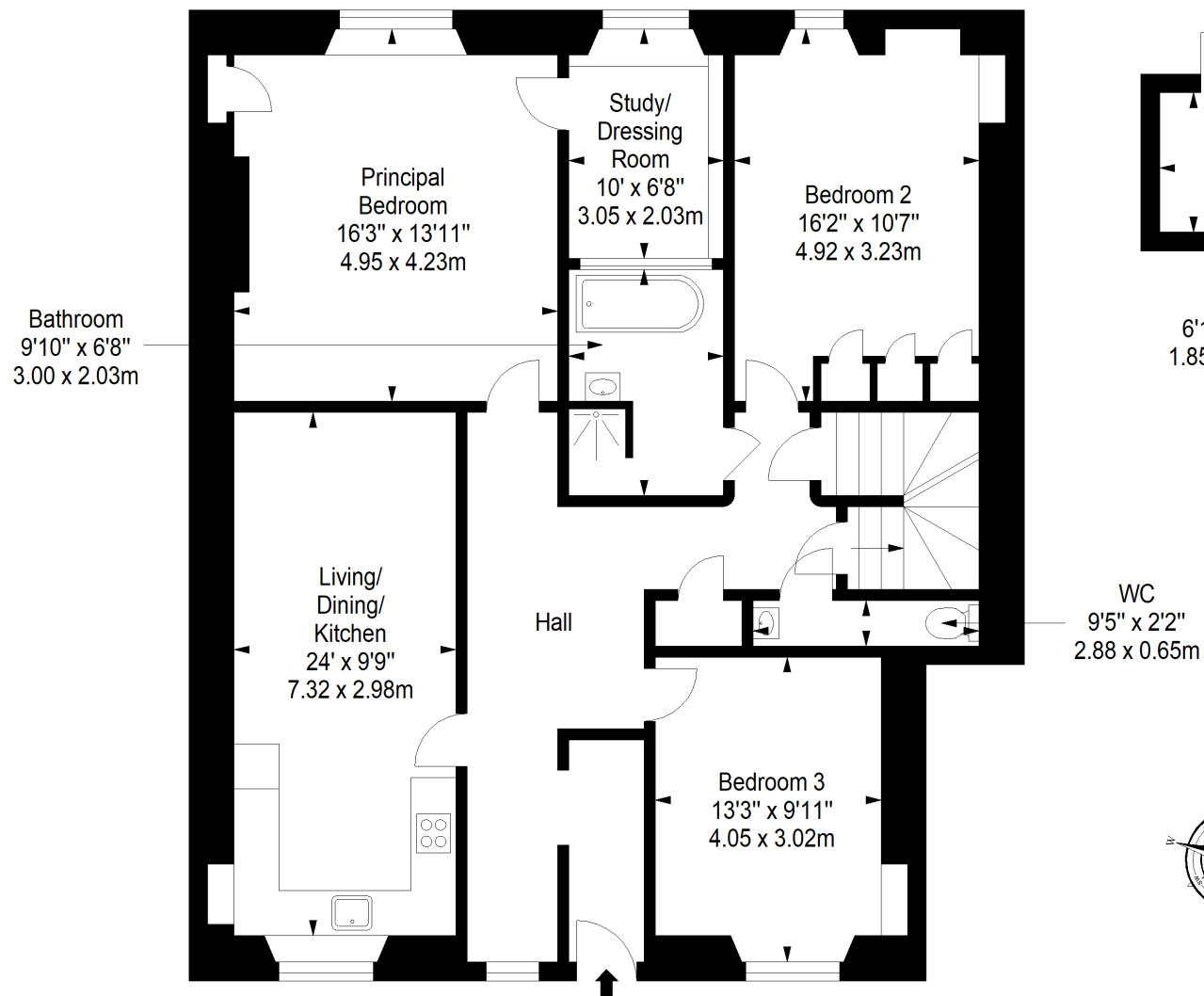
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DISCLAIMER

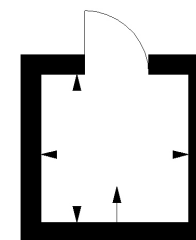
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Lower Ground Floor Approx. 114.6 sq. metres (1233.6 sq. feet)



Total area: approx. 114.6 sq. metres (1233.6 sq. feet)

Store Approx. 3.4 sq. metres (36.6 sq. feet)



Store
6'1" x 6'1"
1.85 x 1.85m

