

21a
Cumberland Street
Edinburgh
EH3 6RT





Generously proportioned two bedroom main door lower ground floor flat, which enjoys a prestigious address in one of Edinburgh's most desirable residential locations. Forming part of a handsome tenement the property is within easy reach of many of the capital's most popular restaurants, bars, boutique shops and theatres.

The accommodation comprises:

- Entrance hall with hardwood floors
- Spacious twin window living room with stove and varnished floors. Open plan to the kitchen which is fitted with high gloss units. Integrated electric oven, gas hob and extractor. Wood work surfaces.
- Two rear facing bedrooms. One with doors access to the rear courtyard garden. Both have ample space for freestanding furniture.
- Partially tiled Shower room with mains valve shower, pedestal sink and heated towel rail.
- Separate WC with wash hand basin
- Paved courtyard garden with mature shrubs and planting.













Cumberland Street, located in the highly desirable residential New Town area is within walking distance of Princes Street, George Street, and the West End, making it ideal for business and pleasure.

Local shops and cafes cater for everyday needs, with nearby vibrant Stockbridge offering further bistros, bars, cafés, restaurants, boutiques, galleries, and delis. More extensive shopping is available at Tesco Supermarket in Canonmills, a Waitrose supermarket at Comely Bank, and a Sainsbury's supermarket, Boots, and M&S at Craighleith Retail Park a short drive away. There are excellent primary and secondary schools nearby, including Broughton Primary School, Drummond High, The Edinburgh Academy, Fettes College and Stewart's Melville. Recreational amenities in the area include the Water of Leith Walkway, Royal Botanic Gardens, Inverleith Park, Drummond Tennis Club and Glenogle Swim Centre.

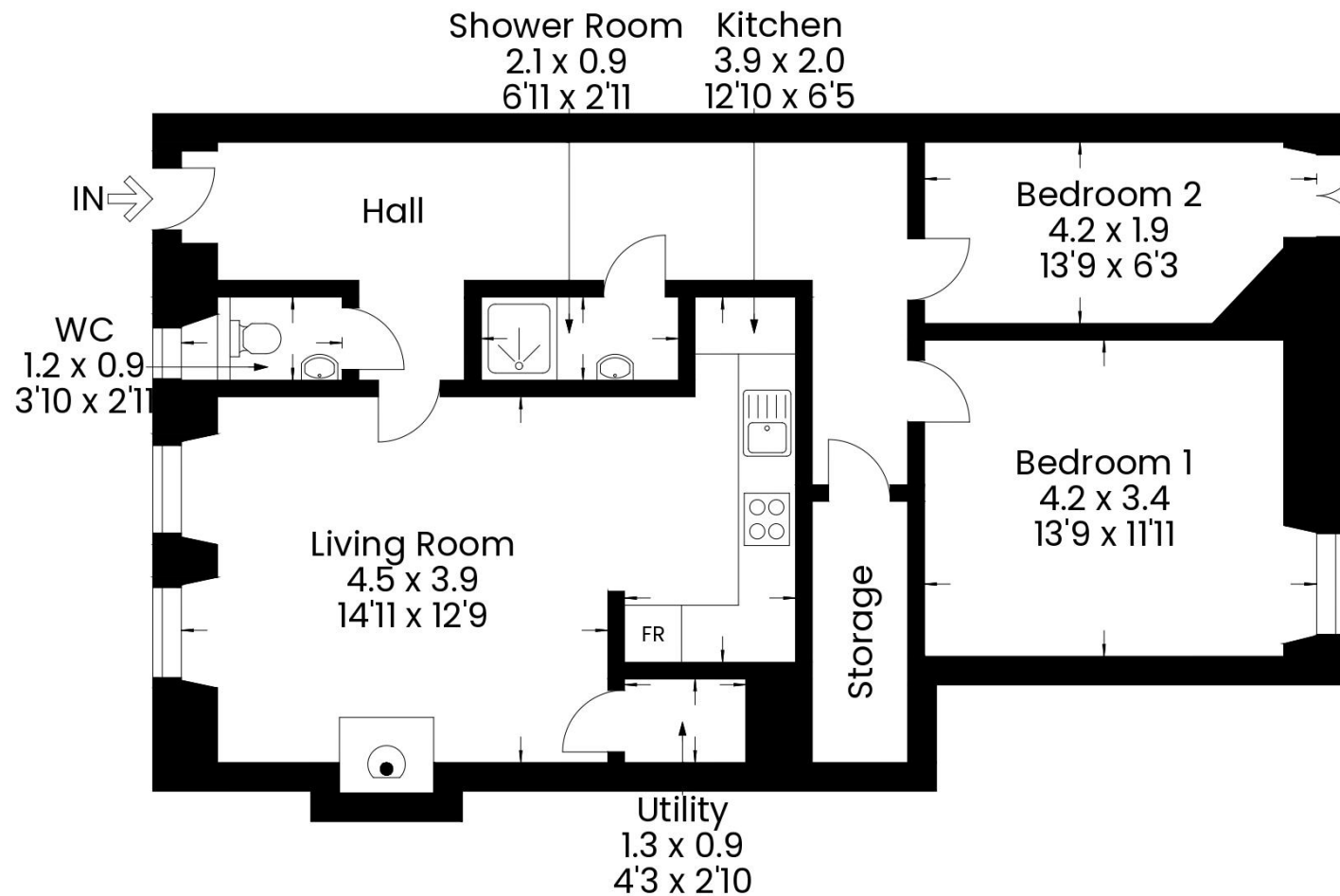
The National Galleries of Scotland, Omni Centre with VUE cinema, leisure complex and food outlets; as well as Edinburgh Playhouse and new St James Quarter, with a range of high street stores and eateries within walking distance. Waverley Railway station and Edinburgh Bus Station are also a short walk away, and local buses and trams run across the city and to surrounding areas. Edinburgh City Bypass is accessible by car, giving access to major motorway networks, Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.

Extras: All fitted floor coverings, integrated appliances and light fittings will be included in the sale.

EPC Band- C

Council Tax Band- D

Parking Zone- Zone 6



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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