



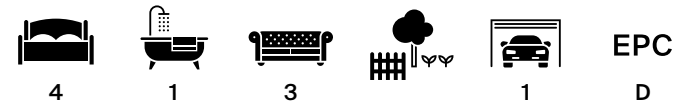
Cumin Place, Edinburgh, EH9



A four bedroom single storey house with garden, garage, and off-street parking.

This is a rare opportunity to acquire a period house built on a single storey in a prime location. The property could suit a variety of buyers, from families to those downsizing from a larger home in the area. The accommodation flows well in its current configuration, but there is significant potential to adapt and enhance the house, subject to the usual planning consents.

The central entrance hall gives an immediate sense of the scale and proportions of the house. To the right of the hall is a bright reception room, currently used as an office. Further living space is found at the rear of the house in the form of a sitting room, which leads to the garden room. From here, there is access to the terrace and garden. Connecting from both the office and the sitting room are two well-proportioned double bedrooms. The principal bedroom is at the front of the house, with a fourth double bedroom adjacent. The large open-plan kitchen/breakfast room is at the rear, with direct access outside and connecting to the garden room, making it ideal for entertaining and everyday living. There is a family bathroom with a separate bath and shower unit, as well as a separate WC by the back door. Accessed outside is a conservatory which doubles as the utility room/laundry.



Offers Over £1,275,000
Tenure Freehold
Local Authority The City of Edinburgh Council
Council Tax Band H



Outside, there is a fantastic west-facing garden with a large lawn and patio areas for outdoor dining. The lawn is surrounded by mature borders and trees. There is a workshop and store to the side of the property, as well as a large garage.

Features include:

- A rare, period, single-storey house
- Lateral living space
- Beautiful period details
- Large private garden
- Prime location near many of the city's top schools
- Garage and off-street parking

Location

Cumin Place is an attractive, tree-lined street in the sought-after residential area of The Grange on the city's Southside. There are excellent local shops, bistros, and bars in nearby Newington, Bruntsfield, and Morningside. The city centre is a short stroll across The Meadows, and the King's Theatre and Dominion Cinema are located close by.





Local sporting facilities include several golf courses, the Royal Commonwealth Pool, Waverley Tennis and Sports Club, and pleasant walks in the green, open spaces of the Hermitage of Braid, Arthur's Seat, and Blackford Hill.

Edinburgh is well known for its excellent private and state schooling. George Watson's College, George Heriot's, and Merchiston Castle School are all within comfortable reach. The property is within the catchment areas for the highly regarded Sciennes Primary School and James Gillespie's High School. There is easy access to an efficient local transport network and nearby routes to the City Bypass and Edinburgh International Airport.

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.

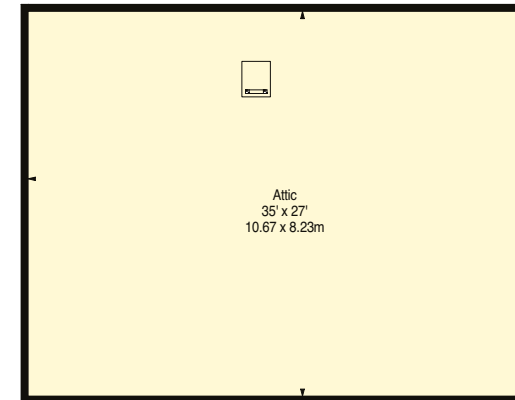




Approximate Gross Internal Floor Area
2313 Sq Ft - 214.88 Sq M
Garage: 252 Sq Ft - 23.41 Sq M
Attic: 945 Sq Ft - 87.79 Sq M
Workshop & Store: 96 Sq Ft - 8.92 Sq M

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

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.



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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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