

Peebles
Call 01721 723999

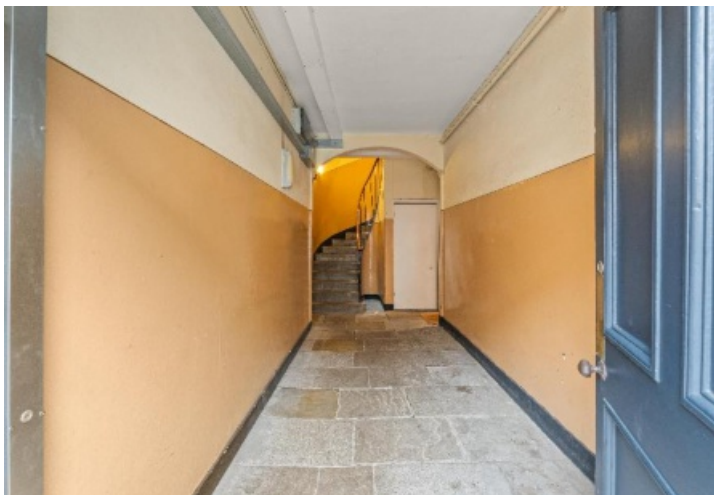
Offers over £330,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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63/1 Cumberland Street, Edinburgh, EH3 6RD



This ground-floor Georgian flat on Cumberland Street in Edinburgh's New Town offers a blend of historic charm and modern comfort. The flat is part of a classic sandstone townhouse, showcasing the architectural elegance typical of the Georgian period. Upon entering, you're greeted by high ceilings and large sash windows that allow plenty of natural light to flood the space, enhancing its airy, spacious feel. The property features period details aplenty including decorative cornicing, a beautiful fireplace, and original wooden flooring, contributing to the flat's timeless appeal.

Accommodation

GROUND FLOOR

- * Communal main door entrance and hallway
- * Main door
- * Hallway
- * Large living room with twin windows and feature fireplace with working fire
- * Spacious bedroom with dressing area and en-suite bathroom with over-bath shower
- * Cloakroom
- * Ample storage
- * Communal garden grounds

63/1 Cumberland St, Edinburgh EH3 6RD



TOTAL: 52 m²

EXCLUDED AREAS: HALLWAY AND OUTSIDE CUPBOARD

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Situation

Cumberland Street is relatively quiet, offering a peaceful retreat from the more bustling parts of the city, yet it remains within walking distance of Edinburgh's city centre, including Princes Street and George Street. Nearby, there are small local parks and green spaces, along with cosy cafes, boutique shops, and well-regarded pubs. Its location makes it a highly desirable place to live, combining the charm of the Old Town with the sophistication and elegance of the New Town's design.

Fixtures and Fittings

All fixtures and fittings are included in the price. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

C

Council Tax

City of Edinburgh, East Lothian, Midlothian, West Lothian. Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.