



New Town

67/6 Cumberland Street
EH3 6RD



Second (Top) Floor Flat - Buzzer - Graham (flat 6)

OFFERS OVER £310,000

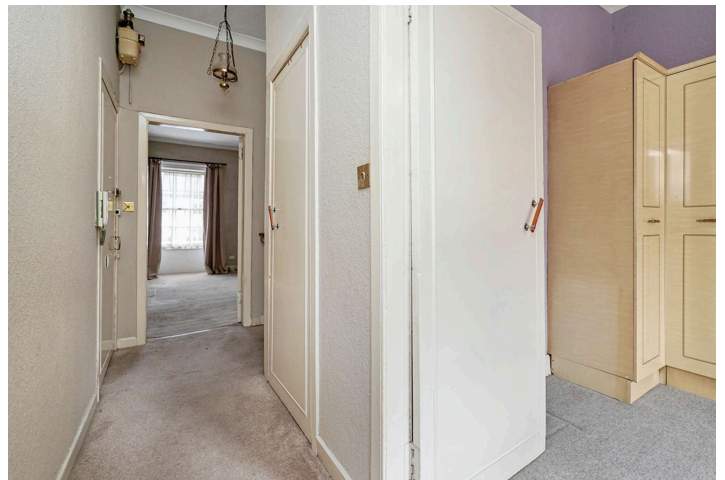
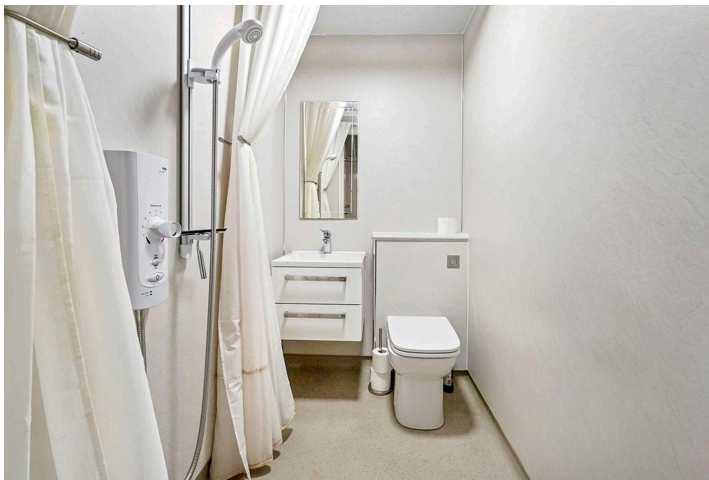
- Entrance hall with storage
- Twin windowed living room
- Kitchen
- Double bedroom
- Wet room
- Box room

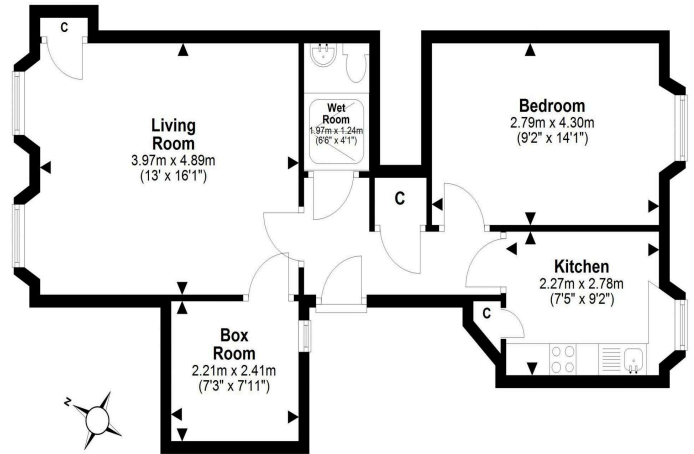
- Prestigious city centre location
- Shared rear garden
- Private cellar/storage
- Zoned on street parking
- Traditional features
- Excellent transport links
- B Listed



Viewing - open viewing Sunday 2-4pm
or by appointment call Solicitors on
0131 554 6321 to arrange







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Viewing is highly recommended of this one bedroomed second floor (top) flat which is ideally situated within the desirable New Town within easy reach of Princes Street and all the city has to offer. Edinburgh hosts many cultural events, and the property is well positioned to take advantage of this. Great shopping, public transport and recreational facilities are also on offer.

The flat opens to a welcoming hallway which has an entryphone handset, handy built in cupboard, and much of the accommodation off. The bright and spacious front facing living room features twin windows, fireplace, built-in cupboard with shelving, and a box room off which has borrowed light from the shared stair. To the rear is a kitchen with a handy pantry cupboard, base and wall units, integrated oven with electric hob, and a freestanding washing machine. A double bedroom can also be found to the rear of the flat, and benefits from fitted wardrobes, ceiling rose and plain cornice.

Completing the accommodation is an internal wet room with splashboard walls, electric powered shower unit, WC and a wash hand basin within a vanity unit.

Additional benefits include a shared rear garden, private cellar/storage, zoned on street parking, excellent transport links and a prestigious city centre location.

EXTRAS

To include the aforementioned white goods, any curtains/blinds, carpets, and light fittings. (No warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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