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SOLICITORS & ESTATE AGENTS



63/5 Cumberland Street
Edinburgh, EH3 6RD

B-listed Georgian second-floor apartment in Edinburgh's prestigious New Town
Elegant period features including high ceilings, working shutters and a traditional fireplace
Bright lounge with two large sash and case windows overlooking historic New Town terraces
Contemporary high-spec kitchen, generous double bedroom and versatile box room/home office
EPC: C
Council tax band: C

An impressive B-listed second-floor, one-bedroom apartment forming part of a distinguished Georgian stone-built terrace in the heart of Edinburgh's prestigious New Town. Beautifully blending timeless period charm with contemporary finishes, this exceptional home boasts high ceilings, elegant sash and case windows, working shutters, a traditional fireplace, and stunning natural wood flooring throughout.

The bright and spacious lounge enjoys two large sash and case windows with views across the historic New Town terraces, creating a wonderful sense of light and space. The contemporary kitchen is thoughtfully designed and finished to a high specification, featuring quality integrated appliances and stylish fittings such as the induction hob, Sleek quartz worktops and up stand and modern cabinetry. The generous double bedroom benefits from a traditional Edinburgh Press, while the luxurious bathroom includes a rainfall shower. A separate box room provides an ideal home office, dressing room or additional storage. An external cellar provides valuable additional storage with a communal garden to the rear, completing this superb city-centre apartment.

The property lies within a short walk of all the amenities and attractions of the City Centre as well as the lovely Queen Street Gardens (access is available on application and on payment of an annual fee).

Location:

Cumberland Street is situated within Edinburgh's historic New Town, a UNESCO World Heritage Site renowned for its striking Georgian architecture and elegant garden squares. The property enjoys all the advantages of city centre living, with Princes Street, George Street and St James Quarter all within easy reach, while nearby Stockbridge, Inverleith and Broughton Street provide an excellent selection of independent boutiques, cafés, bars and restaurants.

The Omni Centre at nearby Picardy Place offers a multi-screen cinema and Nuffield Health gym, while Drummond Tennis Club, quietly tucked away behind Scotland Street, is a popular hub for local residents. The area is also famously associated with Alexander McCall Smith's 44 Scotland Street novels.

The Royal Botanic Gardens, Inverleith Park, King George V Park and the Water of Leith Walkway are all close by, offering beautiful green spaces and recreational opportunities within the city.

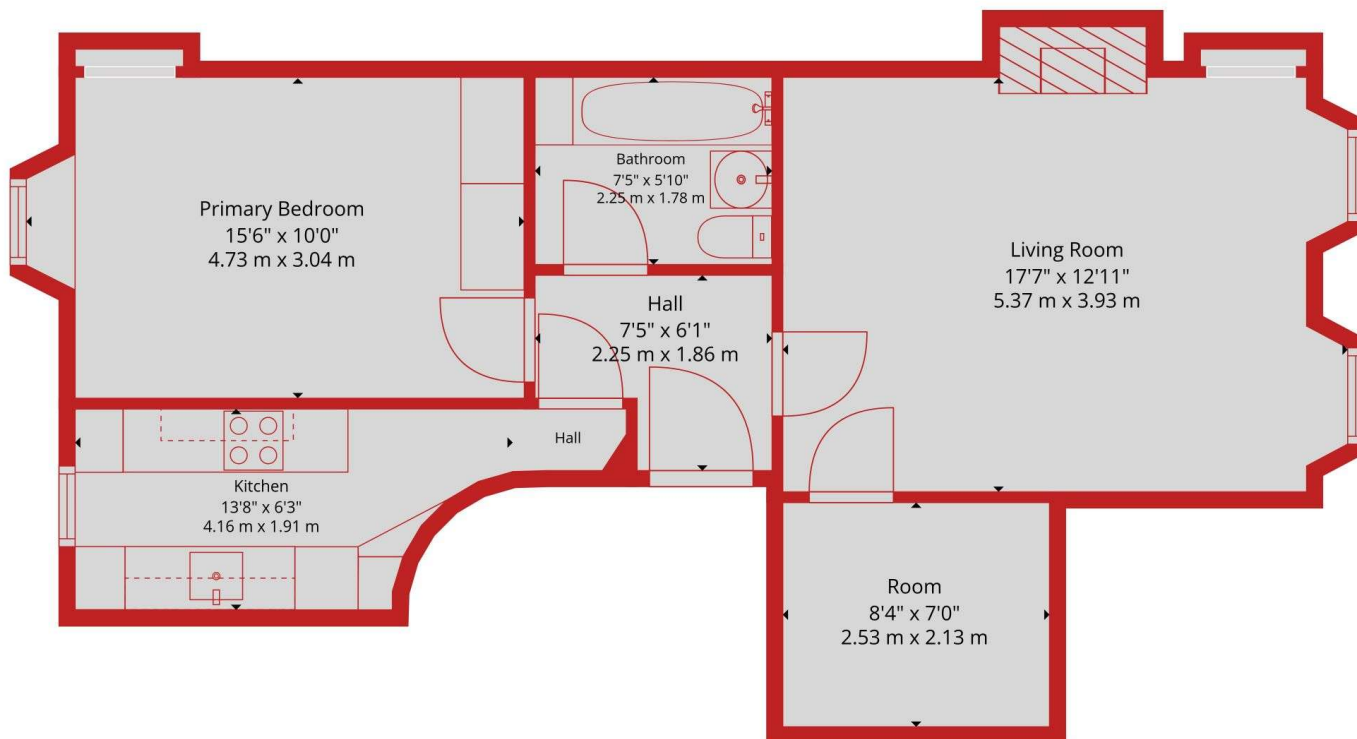












Total: 618 sq. Ft, 57 m2
1st Floor: 618 sq. Ft, 57 m2
Excluded Areas: Fireplace: 9 sq. Ft, 1 M2, Walls: 59 sq. Ft, 6 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



PROPERTY DEPARTMENT
7a Dundas Street Edinburgh EH3 6QG
Telephone: 0131-225 4082 Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk





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