

COULTERS<sup>©</sup>

# FLAT 1, 36 CUMBERLAND STREET

NEW TOWN, EDINBURGH, EH3 6RG

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Forming part of an impressive Georgian building in the heart of Edinburgh's prestigious New Town, this beautiful ground-floor flat combines period charm with stylish modern living. Large sash windows and high ceilings create a wonderful sense of space and light throughout.

Accessed via a well-maintained communal entrance, the accommodation opens into a welcoming hallway. To the rear, the elegant open-plan sitting room and kitchen provides an inviting space for both relaxing and entertaining, enhanced by a gas fire, traditional press cupboard and attractive period proportions.

## KEY FEATURES



Charming, bright and engaging ground floor flat.



Double bedroom with wardrobes and shutters.



Bathroom and separate shower room.



Residents' on street permit holder parking.



Located in the heart of Edinburgh's historic New Town.



An array of local shops and amenities nearby.



EPC Rating - C



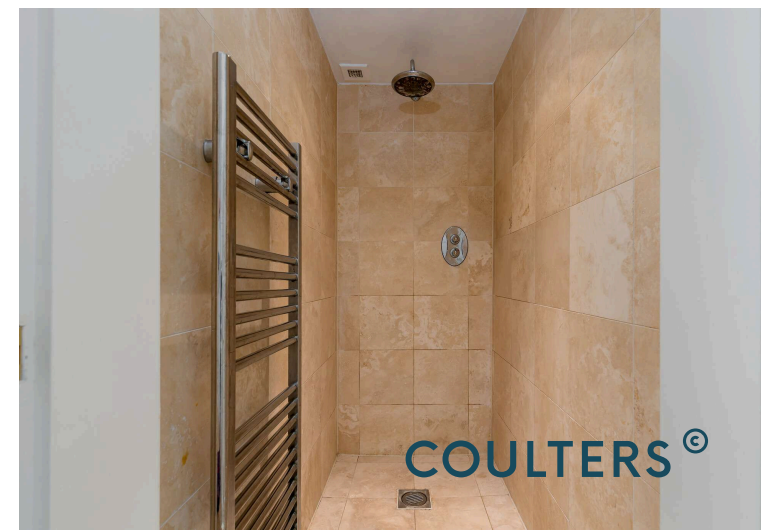
Council Tax Band - C





The kitchen is fitted with a range of wall and base units, complemented by a beautiful layered timber worktop and a breakfast bar, with integrated appliances including a gas hob, electric oven and dishwasher. The double bedroom enjoys a front-facing position and benefits from a window seat and substantial wardrobes, which are included in the sale. The bathroom is finished with travertine stone tiling and comprises a bath, WC and wash hand basin, while a separate walk-in shower room adds a touch of luxury. A useful storage cupboard houses the boiler and washing machine.

The property further benefits from gas central heating and residents' permit parking on the street outside.







## THE LOCAL AREA

Cumberland Street enjoys a prime position on the edge of Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. It is a short walk from Princes Street, George Street, the St James Quarter and Multrees Walk. There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument. Fantastic recreational opportunities within walking distance include Bannatyne's Health Club on Queen Street and Nuffield Gym at the Omni Centre. The area offers a host of green spaces including The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway. Daily shopping needs are met by the many high street and independent local supermarkets and delis (including a very handy Margiotta amongst others), whilst larger stores such as M&S Food in Stockbridge, along with a Tesco and a Lidl at Canonmills are also nearby. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the tram offers direct access Edinburgh Airport and down to the coast at Newhaven.

## EXTRAS

All fitted carpets, integrated appliances, the washing machine, free-standing fridge/freezer and light fittings are included in the sale price.

**HOME REPORT VALUATION: £290,000**



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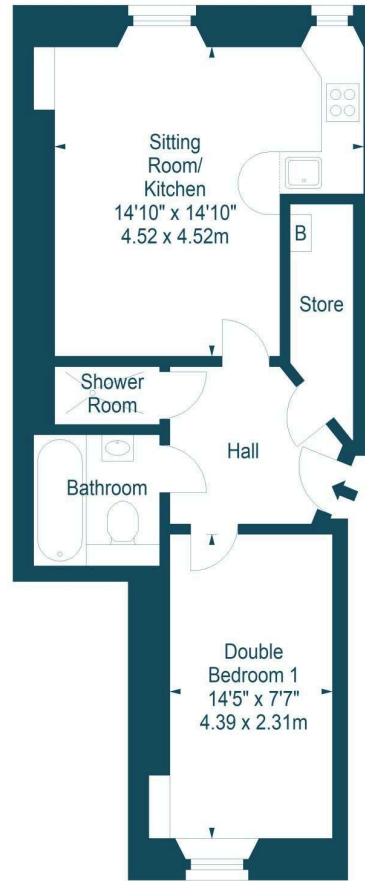




Cumberland Street,  
Edinburgh,  
Midlothian, EH3 6RG



Approx. Gross Internal Area  
468 Sq Ft - 43.48 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor

## GET IN TOUCH



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0131 603 7333



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.