



CUMBERLAND STREET

Edinburgh, EH3



AN ELEGANT TWO BEDROOM APARTMENT IN THE HEART OF EDINBURGH'S HISTORIC NEW TOWN

		
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Local Authority: The City of Edinburgh Council
Council Tax band: E
Tenure: Freehold

Offers Over: £385,000

DESCRIPTION

Occupying a prime position on the prestigious Cumberland Street, this charming two bedroom apartment offers beautifully proportioned accommodation within Edinburgh’s highly desirable New Town. Retaining an abundance of original period features and flooded with natural light throughout, the property combines timeless Georgian elegance with modern-day comfort.

The standout feature of the home is the magnificent principal bedroom, a wonderfully spacious room enjoying a dual aspect outlook that creates an exceptionally bright and airy atmosphere. The elegant sitting room is equally impressive, benefitting from dual-aspect windows and centred around a beautiful fireplace, creating a warm and inviting space for both relaxing and entertaining.

The second bedroom is conveniently positioned off the living room and principal bedroom, offering flexibility as a guest bedroom, home office, dressing room or nursery. This charming room also features an attractive cast iron radiator, further enhancing the property’s period character. The well proportioned kitchen is presented in good condition and benefits from a recently installed gas fired boiler, while a large west-facing window allows for an abundance of natural light throughout the afternoon and evening.

A welcoming hallway connects the accommodation and showcases many of the property’s retained period details. An attractive alcove has been cleverly utilised as a charming bench seating area, providing a lovely spot to sit and adding further character to the home. Located off the hallway is a well presented shower room, offering additional convenience. Throughout the apartment, residents will appreciate original features including working original shutters, high ceilings, intricate cornicing, original wooden floorboards and impressive proportions.



The communal stair is particularly attractive and well cared for, with a beautiful cupola above that fills the shared entrance with natural light, creating a bright and welcoming approach to the apartment.

Further benefits include residents’ permit parking and access to the highly regarded Queen Street Private Gardens, providing a rare and tranquil green space in the heart of the city.

LOCATION

31 Cumberland Street enjoys an enviable position within Edinburgh’s UNESCO World Heritage New Town, one of the city’s most sought-after residential districts. Renowned for its elegant Georgian architecture, tree lined streets and exceptional sense of character, the New Town offers a unique blend of historic grandeur and contemporary city living.



The property lies just a short walk from the vibrant amenities of Stockbridge, widely regarded as one of Edinburgh’s most desirable neighbourhoods. Residents can enjoy an excellent selection of independent cafés, restaurants, bars, artisan food stores and boutique shops, alongside the popular Stockbridge Market and a thriving village atmosphere.

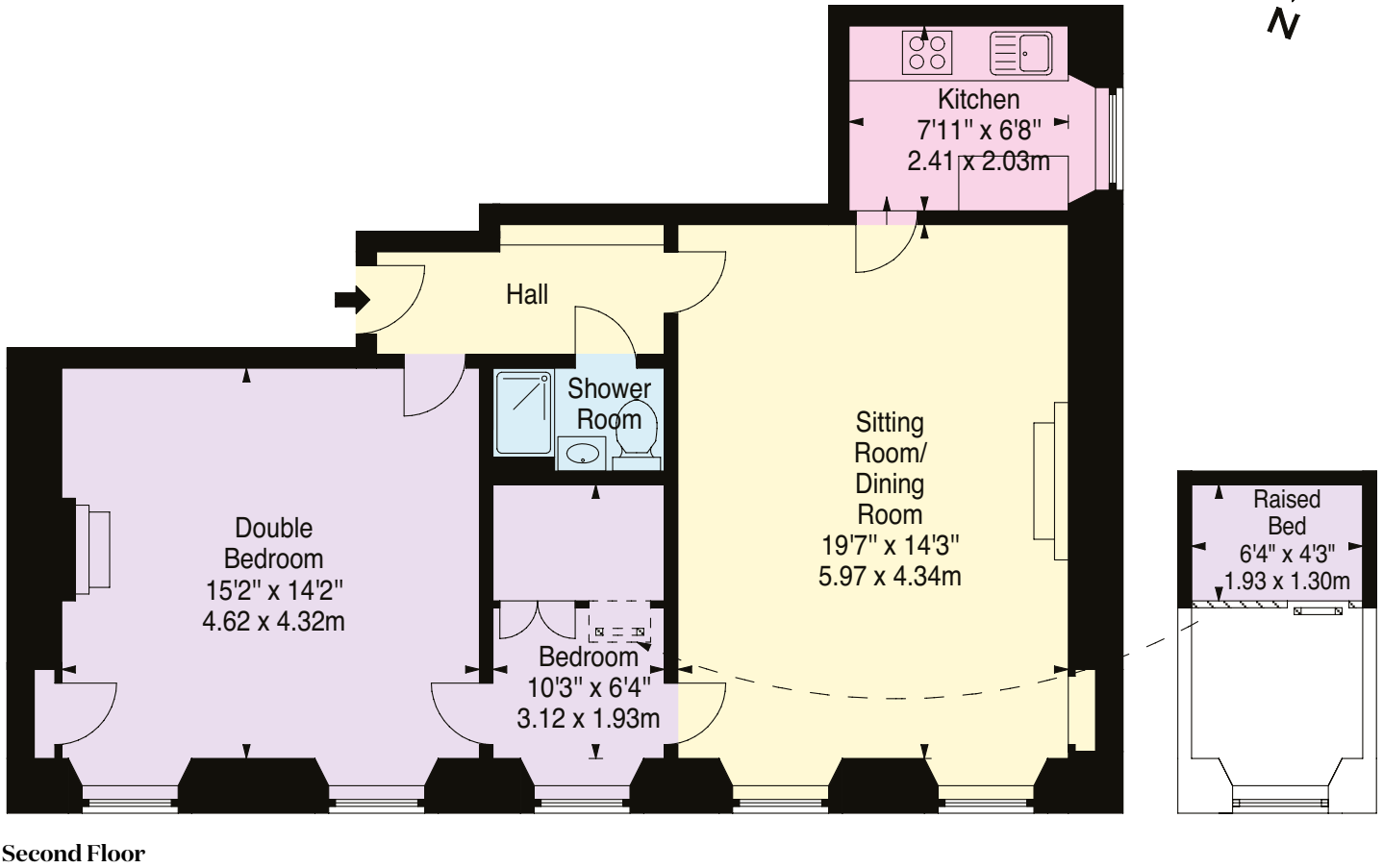
Edinburgh’s city centre is within easy walking distance, providing access to Princes Street, George Street, St Andrew Square and the recently revitalised St James Quarter, offering an extensive range of retail, leisure and dining facilities. For those who enjoy outdoor space, the beautiful Queen Street Gardens, to which residents of Cumberland Street may apply for access, provide an exclusive green retreat in the heart of the city. Inverleith Park, the Royal Botanic Garden Edinburgh and the Water of Leith Walkway are also conveniently nearby.

The area is particularly well regarded for its excellent schooling options, both in the state and independent sectors, making it attractive to a wide range of purchasers. Regular bus services operate throughout the city, while Edinburgh Waverley Station, Haymarket Station and the tram network provide convenient connections to the wider UK and Edinburgh Airport.

Combining Georgian elegance, outstanding amenities and excellent connectivity, Cumberland Street represents one of Edinburgh’s most desirable addresses and offers an exceptional opportunity to enjoy the very best of New Town living.



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



Approximate Gross Internal Area
740 Sq Ft - 68.75 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.

We would be delighted
to tell you more.

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