



7 Northumberland Place,  
New Town, EH3 6LQ

**Deans**   
Solicitors & Estate Agents LLP



## MAIN DOOR FLAT

- Living/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Separate W.C
- Cellar
- Electric Heating
- On-Street Permit Parking
- EPC Rating – D



Forming part of a Georgian tenement, this bright and sunny main door flat which is set back from the street is located in the highly sought after area of New Town, central Edinburgh. The property is close to a wide range of amenities with St James' Quarter offering a variety of luxury shops, restaurants, bars and leisure facilities. The property is well connected by bus, tram and rail with Waverley Station and Princes Street nearby. The move-in condition accommodation comprises; entrance vestibule, large dual aspect living/dining room, separate kitchen, double bedroom, shower room, W/C apartment and a cellar located on the lower ground level providing additional storage space. Both the kitchen and WC apartment has electric under floor heating. There is electric heating and on-street permit parking in the area. Following application and annual fee, access to the private Queen Street Gardens is granted. Included in the sale are the fitted carpets and floor coverings, curtains, Smeg gas hob and Smeg double electric oven, extraction hood, washer drier, fridge and all furniture excluding cushions and table lamps. The appliances included are sold as seen with no warranty provided.



## Northumberland Place, EH3 6LQ



Approx. Gross Internal Area

447 Sq Ft - 41.53 Sq M

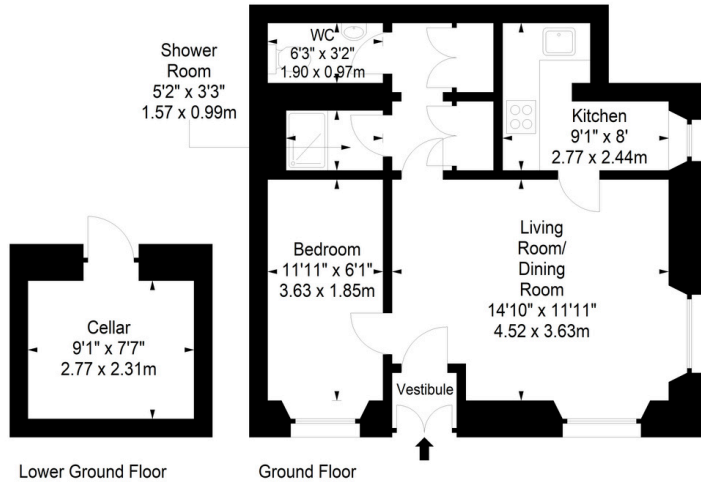
Cellar

Approx. Gross Internal Area

71 Sq Ft - 6.60 Sq M

For identification only. Not to scale.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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