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**11 CUMBERLAND STREET
NORTH EAST LANE
NEW TOWN
EDINBURGH**

This unique main door lower flat forms part of Edinburgh's classical Georgian New Town and benefits from having its own private garden

Vestibule, reception hall, sitting room, fitted kitchen, double bedroom, en-suite, double boxroom and bathroom. GCH and private front patio garden

Offers Over £160,000



GENERAL DESCRIPTION

In a quiet and leafy lane, only 5-10 minutes from Princes Street, this unique main door lower flat forms part of Edinburgh's classical Georgian New Town and benefits from having its own private garden. Internally, the property displays a number of features with an internal layout comprising: entrance vestibule with door through to the reception hall. The sitting room is a delightful room set to the front with window overlooking the garden. The internal kitchen displays a range of modern units and is situated off the reception hall. The double bedroom has front facing window on to the garden and has en-suite shower off. A versatile double boxroom is situated off the reception hall and is suitable for a variety of uses. Finally an internal bathroom features a white suite with shower over the bath. The property's specification includes gas central heating. Externally there is a private front patio garden with stone stair leading to street level.





SITUATION

The New Town of Edinburgh is a superb example of Georgian architecture, both in scale and condition. Within the City Centre is everything that a modern city can offer in terms of facilities; commercial and financial services, amenities and communications. There are local shopping facilities in nearby Stockbridge along with those available on Princes Street and George Street, together with banking. There is easy access to a wide choice of bars, restaurants and bistros and to the city's many cultural activities including galleries and theatres. Leisure facilities are well catered for with a choice of gyms, cinemas, the Botanic gardens and the Water of Leith Walkway provide lovely walks. Regular bus services run to and from many parts of the City Centre and surrounding areas, and Waverley Railway Station is also within easy reach.

ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

Gained via twin leaf storm doors with further glass doors leading through to the reception hall.

RECEPTION HALLWAY

The reception hall provides access to all rooms within the property and has storage cupboard off.

SITTING ROOM

14'2" x 9'8" 3.98m x 2.95m

This delightful room has front facing sash and case window overlooking the private patio. The room features a fitted cupboard and shelving.

KITCHEN

11'1" x 5'0" 3.35m x 1.53m

This internal room is situated off the reception hall. The room features a range of modern units with worktop, sink and splash back tiling.

DOUBLE BEDROOM

12'6" x 10'0" 3.81m x 3.04m

This double bedroom has front facing sash and case window overlooking the property's private patio and has door to the en-suite.

EN-SUITE

This internal room features a white two piece suite comprising wash hand basin and shower tray with electric shower over.

DOUBLE BOXROOM

9'6" x 9'5" 2.89m x 2.87m

This versatile room is situated off the reception hall and suitable for a variety of uses.

BATHROOM

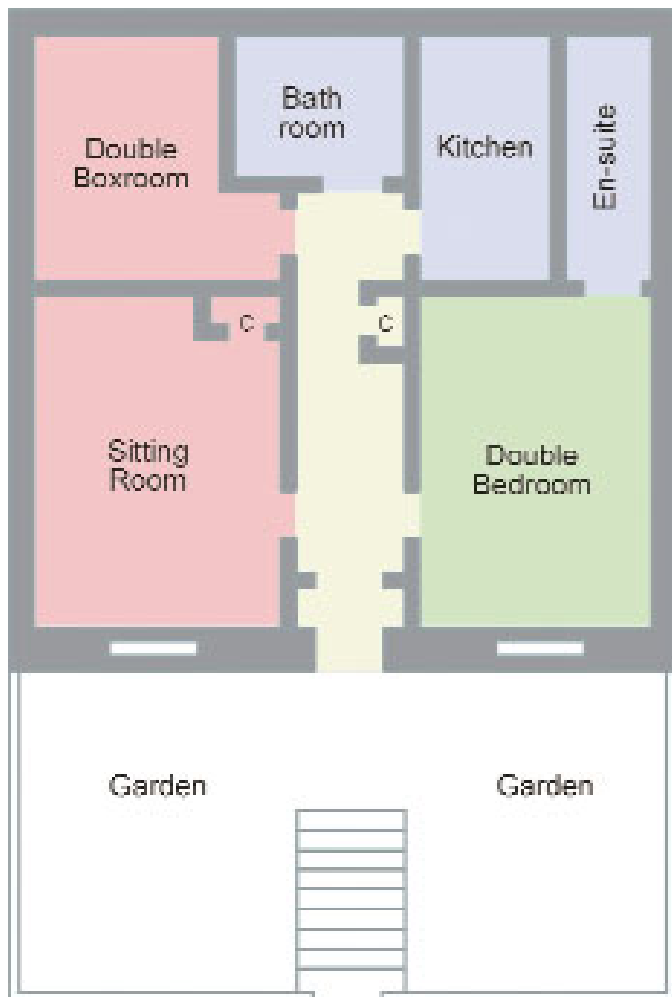
This internal room features a white three piece suite comprising WC, wash hand basin and bath with an electric shower over. Displays splash tiling and heated towel rail.

HEATING

The property has a system of gas central heating.

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11 Cumberland Street North East Lane

Schematic Diagram only - Not to scale

GARDEN

The property benefits from having its own private enclosed patio garden with stone staircase leading up to the street level.

ENTRY

By Arrangement

VIEWING

Sunday 2-3pm or by appointment contact Russel + Aitken on 0131 20 20 600

PRICE

Offers Over £160,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.