



10 CUMBERLAND STREET NORTH EAST LANE NEW TOWN, EDINBURGH, EH3 6SB

10 Cumberland Street North East Lane is an extremely desirable flat in Edinburgh's popular New Town. Quietly situated off the main street, this is a peaceful property that has been recently refurbished with under floor heating, integrated appliances, good storage and a private front garden.

ACCOMMODATION

Entrance vestibule, hall, sitting room, kitchen, bedroom, large box room, second box room/home office, shower room. Front garden.

VIEWING

By appointment with Purdie & Co. 0131 346 7240



Purdie & Co
Solicitors &
Estate Agents

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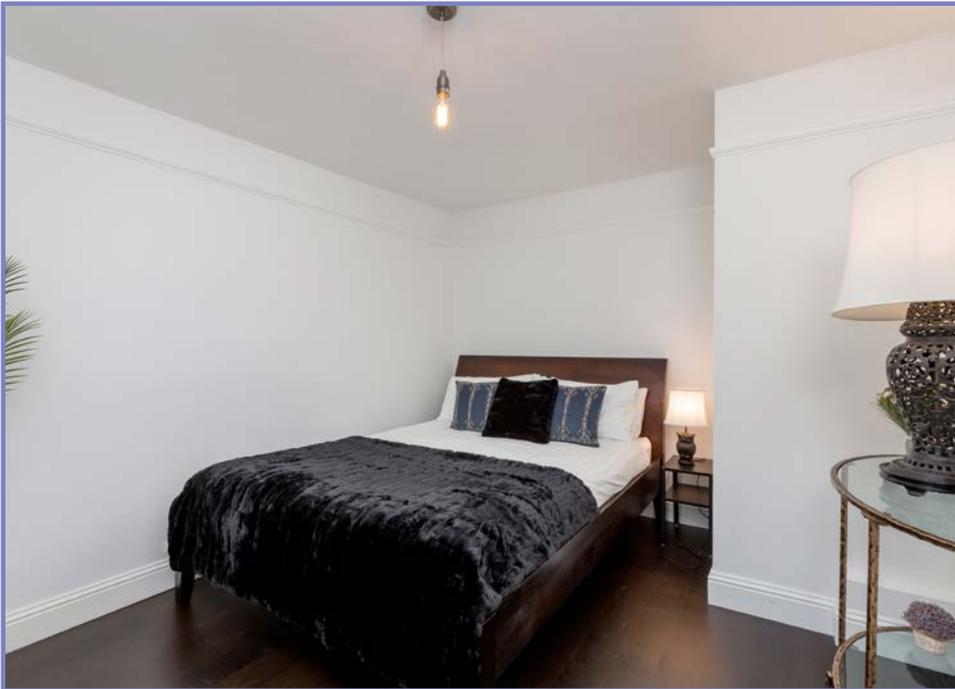
Cumberland Street North East Lane is situated within the New Town conservation area and only minutes from St. Andrews Square and the city centre. Multrees Walk, Harvey Nichols, John Lewis and the fashionable boutique shops of George Street are all within easy walking distance, whilst nearby Broughton Street also offers an excellent array of smaller shops, restaurants and bars. It is well located for access to Waverley train station, the bus terminal at St. Andrews Square and the tram stop at York Place, as well as a variety of cultural venues including the Playhouse Theatre, the Omni Centre and the many art galleries and tourist attractions in the city centre. A Tesco supermarket,

numerous cafés and bars are close by at Canonmills, and the vibrant and cosmopolitan Stockbridge is also a short distance away.

ENTRANCE VESTIBULE AND HALL

Double doors open onto an entrance vestibule with an astragal inner door opening onto the hall. Italian flagstone flooring, down lighters, radiator and ample storage cupboards.







SITTING ROOM

A generously sized living room with astragal window and views to the front of the property. A feature wall incorporates an open fireplace, (assumed not working), with stone mantel. Bowen hardwood flooring with under floor heating, shelved press and four pendant lights.

KITCHEN

A fitted kitchen with a range of wall mounted and floor standing units. A roll top work surface incorporates a one and a half bowl stainless steel sink with mixer tap and a five ring gas hob. The integrated double oven, washing machine, fridge, freezer and Bosch dishwasher are all included in the price.

SHOWER ROOM

Featuring a white three piece suit comprising shower cubicle, WC and pedestal wash hand basin. Tiled walls and splashback, Italian flagstone flooring and down lighters.

DOUBLE BEDROOM

Situated to the front of the property with views to the garden and currently set up as a dining room. Bowen hardwood flooring with under floor heating, pendant light and astragal window.

BOX ROOM

Currently set up as a double bedroom with Bowen hardwood flooring, under floor heating, down lighters and feature wall.

BOX ROOM

Also currently set up as a double bedroom with Bowen hardwood flooring, under floor heating, down lighters and shelved storage cupboard.

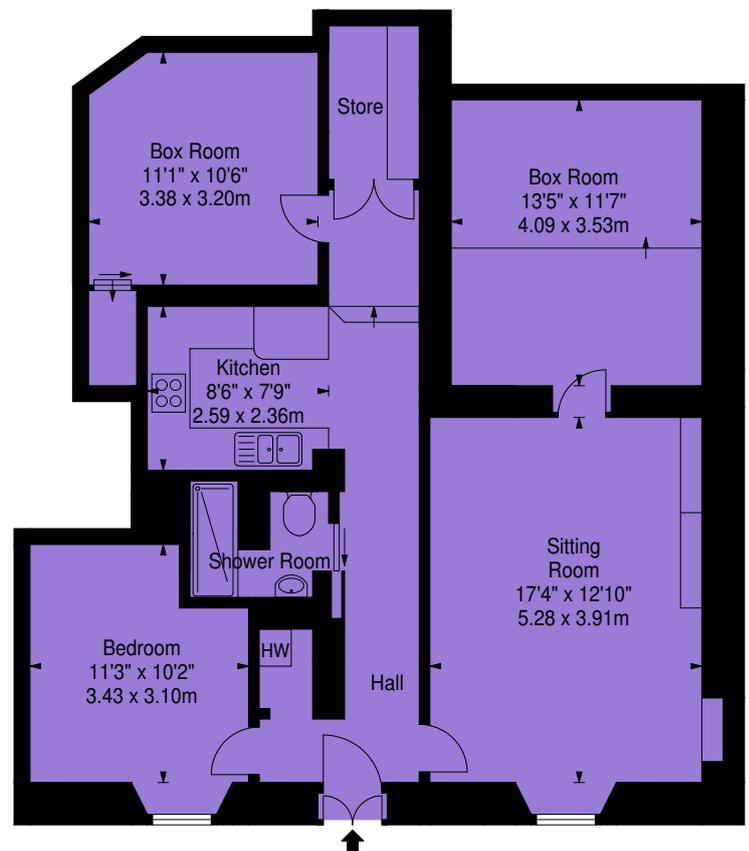
OUTSIDE

To the front of the property is a pleasant patio garden with bike shed. Permit parking is available locally.

Cumberland Street,
North East Lane,
Edinburgh, EH3 6SB



Approx. Gross Internal Area
989 Sq Ft - 91.88 Sq M
For identification only. Not to scale.
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Basement

While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.