



Immaculate and bright 2 bed 2nd floor flat

44/3 Cumberland Street, New Town, Edinburgh

Entrance hall • Impressive sitting room • Dining kitchen with study off • Generous master bedroom with en suite bathroom • Second double bedrooms • Well appointed shower room • Resident's Permit Parking on application EPC Rating = D

Location

Cumberland Street is quietly nestled away from the main routes through the city centre and is situated within the New Town Conservation Area and within easy reach of Harvey Nichols, Multrees Walk and the city centre's fashionable George Street. Nearby Broughton Street and the cosmopolitan Stockbridge offer an excellent array of smaller shops, popular restaurants and bars. The beautiful Royal Botanic Garden is close by, as are many of the city's cultural venues including the National Portrait Gallery and the Playhouse Theatre. The property is conveniently located for road access to both the east and west.

Description

44/3 Cumberland Street is a beautifully presented and well-proportioned second floor flat offering bright, spacious and comfortable accommodation. The property has been refurbished by the current owner, and is finished to a high specification successfully blending the delightful period charm with a range of modern fixtures and fittings. With both north and south aspects there is plenty of natural light throughout the day. The accommodation is centred on a welcoming entrance hall, with the elegant sitting room to the front

linking to the kitchen via the study. The 2 bedrooms are situated to the rear, and the master bedroom benefits from an en suite bathroom. Additionally there is a further shower room and excellent storage.

Fixtures & Fittings

All fitted floor coverings, curtains, light fittings (excluding the light in the kitchen and the hall) and white goods (excluding the tumble drier) are included in the sale.

Listing

The property is Category A listed and lies within the New Town Conservation Area.

Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills - 0131 247 3770

Possession

To be by mutual agreement

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.





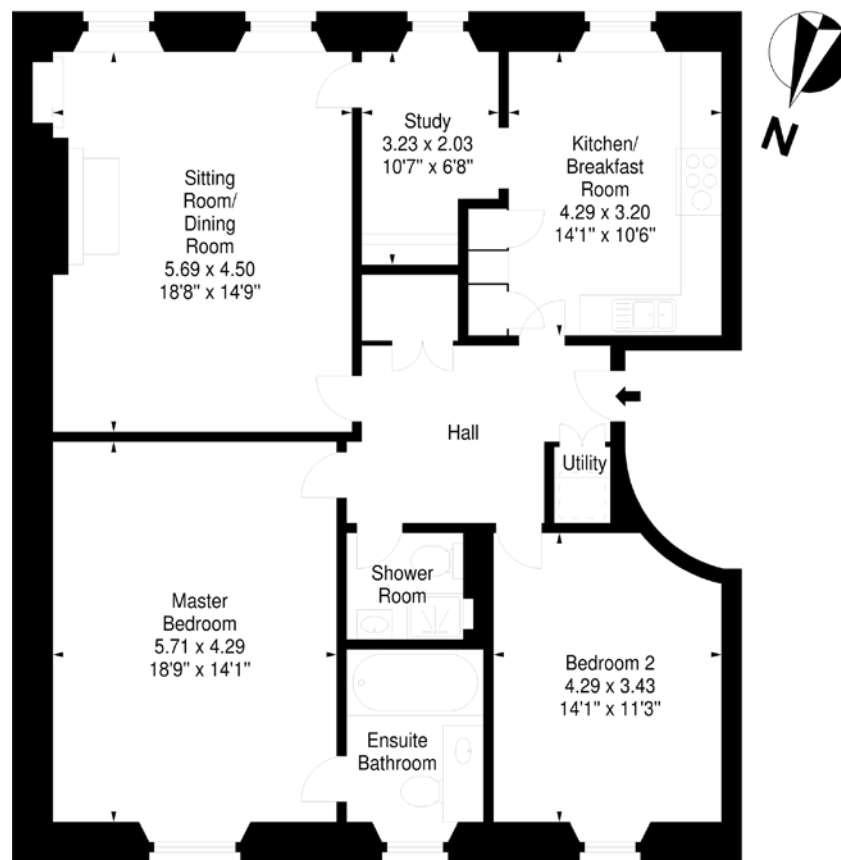
44/3 Cumberland Street, New Town, Edinburgh, EH3 6RG
Gross internal area (approx) 112.69 sq m/1,213 sq ft



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Second Floor

For identification only. Not to scale. © 191031BF

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