

D.J.ALEXANDER



12A Cumberland Street
Edinburgh | EH3 6SA



Property Overview

- Kitchen/ Livingroom
- Two Bedrooms
- Bathroom
- Private courtyard garden with three stores
- Permit Parking

Description

Built in 1822 this well-presented lower ground flat offers a great opportunity to live in Edinburgh's New Town, located just off Dundas Street. Its location makes it an ideal first-time purchase, pied-à-terre or investment property and early viewing is highly advised.

Offering bright spacious flexible accommodation comprising; Kitchen fitted with a range of base, wall, and island units. The space could be utilised as either a kitchen/diner or kitchen/Livingroom. The principal bedroom, located to the rear has a feature fireplace, cornice, and shutters. There is ample space for freestanding furniture. The second double bedroom, located to the rear benefits from original working shutters, cornice and has a fitted carpet. An internal bathroom comprising bath with shower over, sink and WC completes the space on offer.



Extras: All fitted flooring and integrated appliances are included in the sale. No warranties, guarantees or inventory will be provided.



Location

Cumberland Street is an intrinsic part of Edinburgh's iconic New Town that is a UNESCO World Heritage Site. The city centre is on the doorstep, with all it has to offer: the full range of cultural activities that Edinburgh is renowned for; Stockbridge with its 'one-off' shops, restaurants cafes and bars and the main shopping area including Princes and George Streets, Multrees Walk and the new Edinburgh St James, which is nearing completion. Conveniently, there is a Tesco at Canonmills, a Sainsbury's in Stockbridge and a Waitrose at Comely Bank. The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby. Waverley and Haymarket train stations, the tram line, with its terminus on York Place, and St Andrew Square bus station are all easily accessible. The Queensferry Road leads out to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and the Central Belt motorway system.





Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

Telephone: 0131 652 7313

Email: propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites

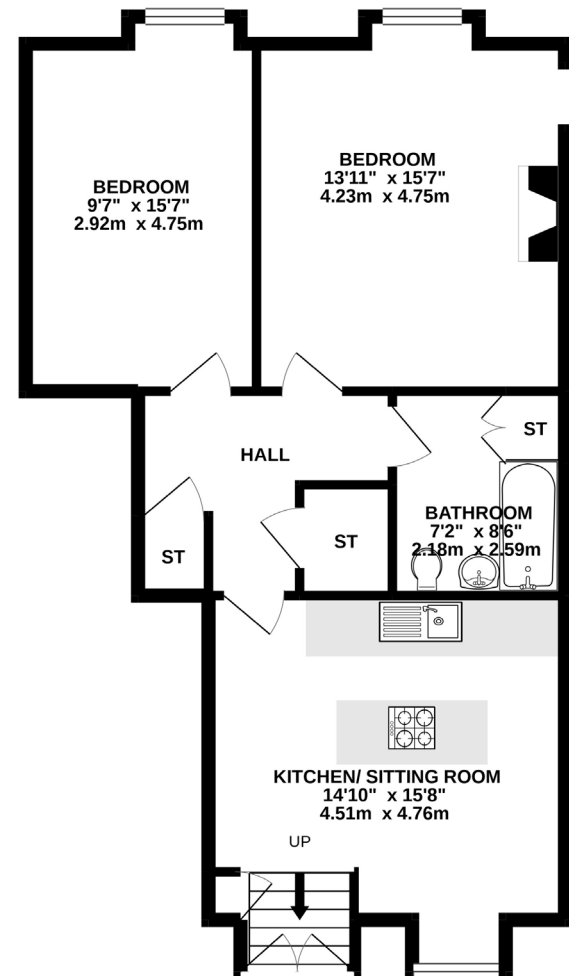
www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



12A CUMBERLAND STREET, EDINBURGH

TOTAL FLOOR AREA : 699 sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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