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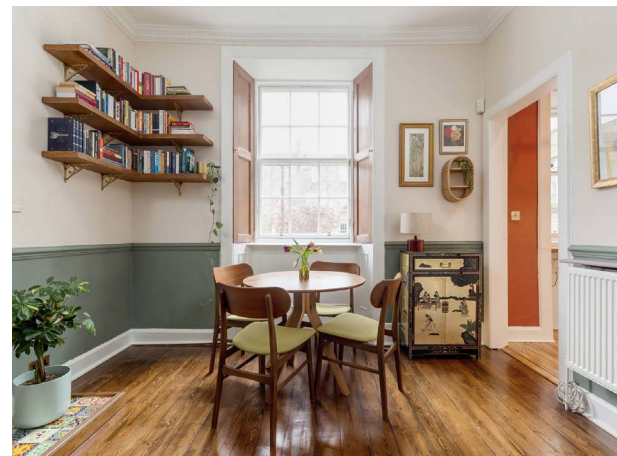
**77/4 Cumberland Street
Edinburgh, EH3 6RD**

"A superbly located second floor New Town flat in the heart of the city"

- Ideal New Town location
- Second floor flat
- Retained period features
- Sitting/dining room
- Spacious double bedroom
- Well-equipped contemporary kitchen
- Modern shower room
- WC
- Gas central heating
- Shared rear garden

EPC Rating D

OFFERS OVER £275,000



Description

A superbly located second floor New Town flat in the heart of the city. The property is ideally positioned for access to the city centre and to the many amenities in nearby Stockbridge. Accessed via a secure entry-phone system into a well-maintained hall and stair, the property benefits from sanded floors, decorative cornice work, sash and case windows with working shutters, fireplace and gas central heating. A bright south facing sitting room with leafy views to the rear has ample room for a dining table and links to a contemporary and well-equipped kitchen with fridge/freezer, washing machine, electric oven and hob. The double bedroom has extensive fitted wardrobes and enjoys a pleasant outlook along Cumberland Street. Off the hallway is a modern shower room as well as a separate WC. Externally the property enjoys access to a south facing shared rear garden.

Area

Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, Cumberland Street, is only a few minutes walk from the retail and commercial centre of Edinburgh in George Street, Princes Street, St James Quarter, and a short journey from the West End commercial district. The property enjoys all the benefits of city centre living with a wide variety of shops, bistros and restaurants. Waverley Train Station and St Andrew Square Bus Station are also easily accessible. Nearby tram stops on York Place and St Andrews Square provide a direct link to Edinburgh International Airport. The open spaces of the Royal Botanic Gardens, Inverleith Park and the Water of Leith are all within short walking distance. There are excellent local schools on the north side of the City both in the state and private sectors.

Viewing

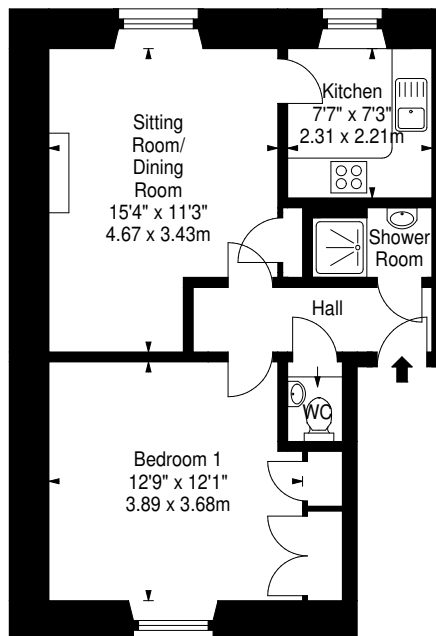
Viewing Sunday 2-4pm (no appointment necessary) or contact Lindsay's 0131 229 4040



Cumberland Street,
Edinburgh, EH3 6RD



Approx. Gross Internal Area
490 Sq Ft - 45.52 Sq M
For identification only. Not to scale.
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Second Floor

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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.