



29a Cumberland Street

Edinburgh, EH3 6RT



Excellent, Basement Studio Apartment Forming Part Of An Elegant Georgian Tenement, Located In Edinburgh's Highly Regarded And Cosmopolitan New Town

Lounge/Double Bedroom, Kitchen And Bathroom. Private Patio With Outhouse.



29A Cumberland Street is an ideal basement studio apartment which boasts its own private entrance including a paved patio area to the front. Forming part of an elegant Georgian tenement the location is perfect for those who want to immerse themselves into city centre life. Within Edinburgh's New Town, there is an array of local attractions, parks and facilities within close proximity making this an ideal prospect either as a first time purchase, a rental investment or a well-considered holiday home/Airbnb.

LOCATION

Edinburgh's New Town is an excellent and highly sought after part of the city centre. There is a fantastic selection of bars, cafés and restaurants within the immediate vicinity whilst the city's main attractions are within extremely easy reach including Princes Street, George Street, The Royal Mile as well as the cities museums and galleries. Waverly Station is within easy walking distance and there are excellent public transport links in the area.

HIGHLIGHTS

- Main door apartment
- Private patio area to front
- Elegant Georgian tenement
- Highly sought after area
- Close to city centre
- Excellent investment/first time purchase opportunity

ACCOMMODATION

A private stone staircase with wrought iron banisters leads down to the private patio at lower ground level. The main room within the apartment is well proportioned with double doors from the front patio area and a large sash and case window. This area provides ample space to create a pleasant living and bedroom space. Open to the rear, the kitchen is fitted with a good range of wooden wall and base units offering plenty of storage. A door off opens into the well appointed bathroom with partially tiled walls and shower over the bath.

EXTERNAL

The private stone steps leads down to a private patio area to the front with useful under pavement outhouse. There is scope to further landscape and enhance the outside space if desired to create more of a 'garden area'. There is ample on street permit holder parking within Cumberland Street.

SERVICES

Mains water, gas and drainage. Electric heating. Single glazing

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating E

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £175,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.