



This is a period first floor flat offering super potential to create a fabulous stylish apartment. Location, location, location... This part of Edinburgh's historic New Town is booming just now and boasts lots of fashionable shops, bars, bistros & restaurants nearby and with Princes Street just a few minutes' walk, it is little wonder.

Hall; Livingroom; Bedroom, Kitchen/Breakfast room & Bathroom; gas central heating; Shared rear gardens ; Residents' Zone Parking.

Viewing: call 07776 198 960 (agent).

## Offers Over £250,000

### Location

Cumberland Street is very central and residents' are lucky enough to be able to access all of the city's attractions on foot; indeed the walk to Princes Street is only 10 minutes. Shops and buses are plentiful and there is a local Tesco (Broughton Road) & Waitrose (Comely Bank). Neighbouring Stockbridge is undoubtedly another local attraction where more trendy shopping outlets exist in addition to its bohemian charm and atmosphere. The area provides various opportunities for leisure and recreation, also within a few minutes of the property including The Royal Botanic Gardens as well as some lovely walks along the Water of Leith. For investors considering letting, this location is prime, often attracting "blue-chip" tenants. Insert Location Info Here

### The Property

Edinburgh has many different types of period buildings and this version is a smallish tenement of purpose-built flats on the corner of Cumberland Street and the charming cobbled lane to the rear. This property is on the first floor with the rear windows overlooking the nicely kept shared garden. It has been rented out (very successfully) and is now available for sale with vacant possession. This will afford the buyer the opportunity to really make the most of the potential that clearly exists to incorporate their own individual interior design ideas. There's a "cosy" feel about the property which could be enhanced greatly.

Home Report: A copy can be downloaded via the listing on ESPC.com

Home Report Value: £260,000

Energy Performance Certificate: Rated C







Cumberland Street, EH3 6RT

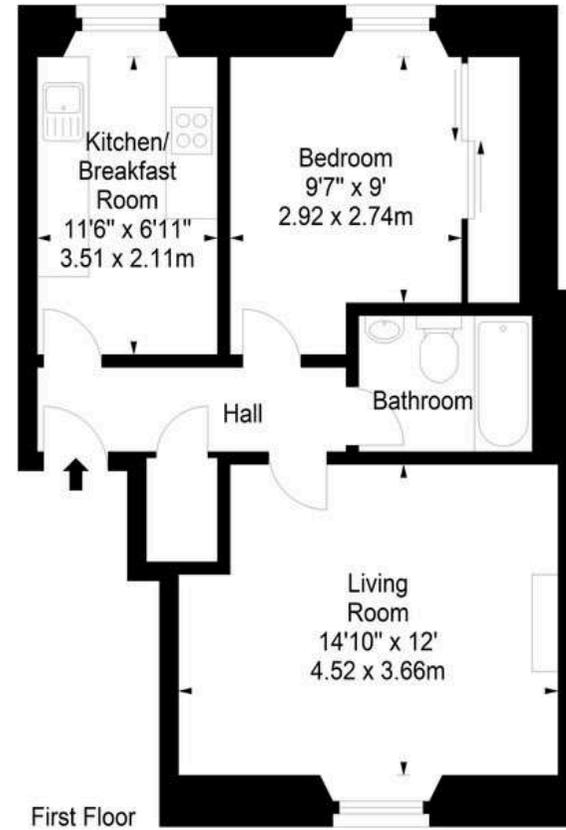


Approx. Gross Internal Area

496 Sq Ft - 46.08 Sq M

For identification only. Not to scale.

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