



SIMPSON & MARWICK

11A Northumberland Street

New Town, EH3 6LL

simpsonmarwick.com

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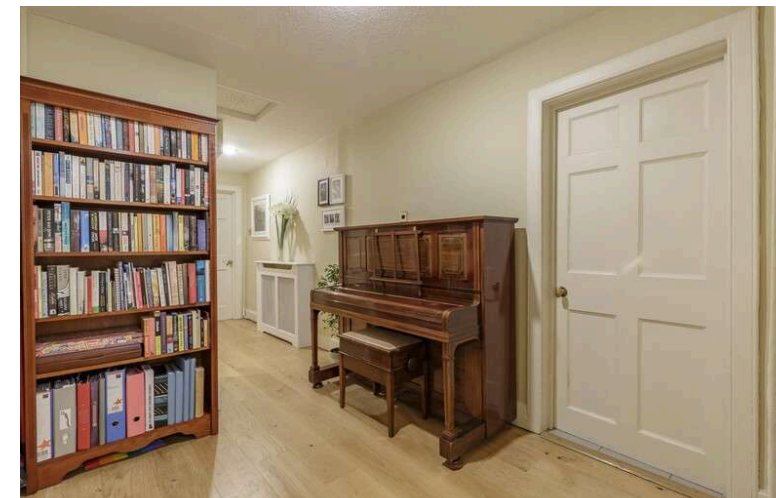
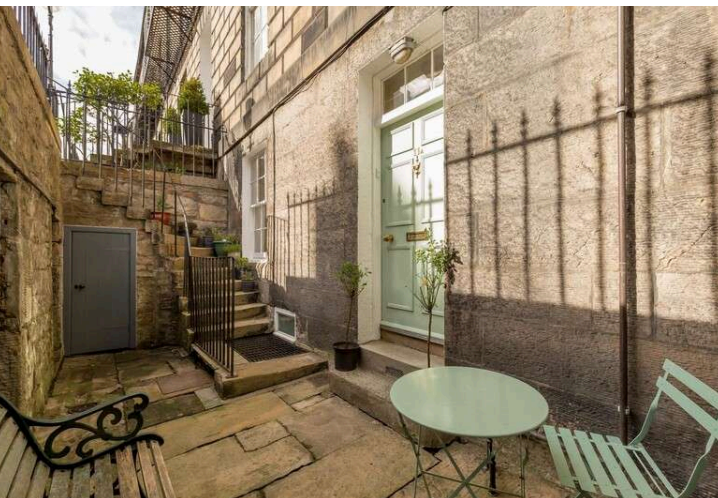
Superb, well proportioned three bedroom garden flat with a delightful shared garden

- Generous sitting room/dining room with a wood burning stove
- Stylish kitchen with all appliances
- Bright double bedroom with a period fireplace
- Two further double bedrooms with wardrobes
- Contemporary shower room
- Many period features throughout
- Direct access to shared rear garden
- Ideally located in the heart of the New Town
- Residents' permit parking
- Gas central heating

Description

11A Northumberland Street is a superb, well proportioned three bedroom garden flat forming the garden level of an impressive Georgian townhouse located in the heart of the New Town, within easy reach of an excellent range of local amenities, cosmopolitan Stockbridge and the City Centre. The property offers beautifully presented, contemporary accommodation, in excellent order throughout, with the added benefit of many period features and direct access to a delightful shared garden to the rear.

The proprietor of 11A has drylined and has used the three under pavement cellars exclusively during his period of ownership.



Location

The New Town is a UNESCO World Heritage Site in the heart of the City. All the benefits of city centre living can be enjoyed with a wide range of cultural activities, and a variety of speciality shops, bistros and restaurants in nearby Stockbridge. The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and the exclusive Miltrees Walk. In addition there are leisure facilities at the Omni Centre which includes a multi-screen cinema, a Nuffield Health Fitness & Wellbeing Gym and various restaurants. The Edinburgh Playhouse theatre is also close by. Locally there is a Sainsbury's, a Waitrose supermarket at Comely Bank and a larger Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park close to Blackhall. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby and the Scottish Parliament at Holyrood is within a short drive. Waverley and Haymarket rail stations, York Place Tram terminus and St Andrew Square bus station are all easily accessible with regular bus links throughout the City, and an express bus runs from Waverley Station to Edinburgh International Airport. Excellent schools in both the state and private sectors are easily accessible.

Fixtures and Fittings

All fitted floor coverings, fitted carpets, blinds, curtains, light fittings, the cooker, extractor hood, fridge, dishwasher, washing machine and tumble dryer are included in the sales price.

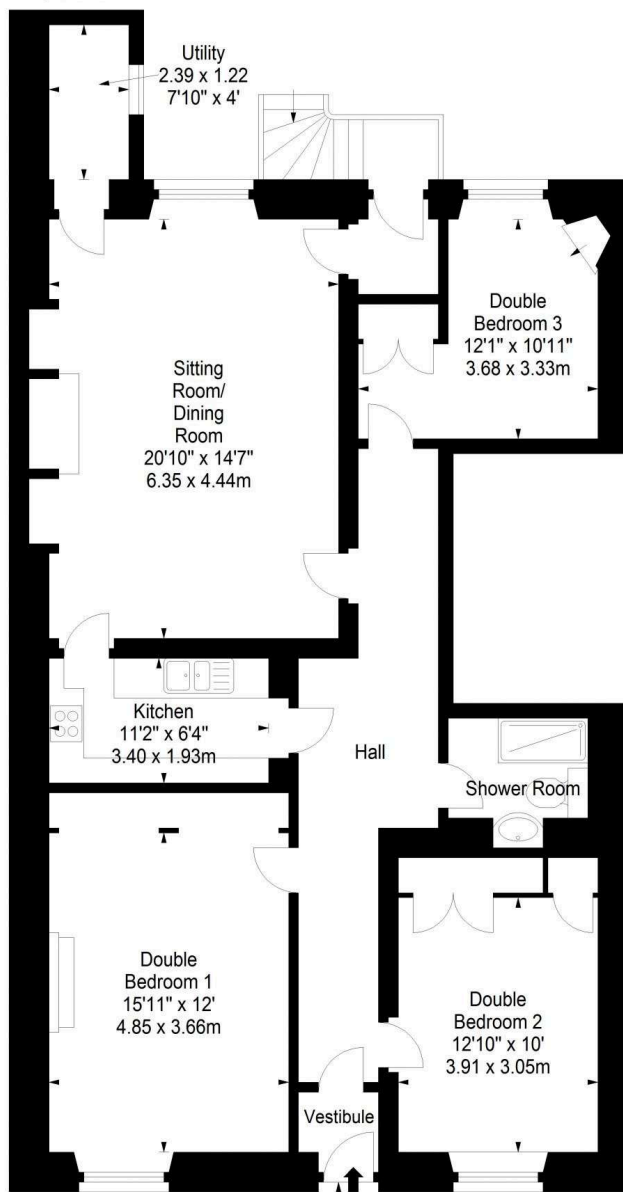
EPC Rating C

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
1242 Sq Ft - 115.38 Sq M
For identification only. Not to scale.
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Lower Ground Floor

