



3C Northumberland Street
South East Lane, Edinburgh, EH3 6LP



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3c Northumberland Street South East Lane is a striking main door flat in the prestigious New Town area of Edinburgh which combines elegant period character and modern comfort. Enjoying a particularly central location with an allocated parking space within the courtyard, the flat also benefits from gas central heating (new boiler installed in August 2025), oak flooring and original features.

A stone staircase leads to a welcoming entrance vestibule and hallway with two useful storage cupboards. The beautifully proportioned lounge overlooks the courtyard and features a feature fireplace with gas fire, working shutters, a semi curved wall, and a recessed unit with glass shelving and cupboards beneath.

The well-designed dining kitchen has window to Abercromby Place and offers generous space for everyday dining, including custom built L-shaped seating which is available by separate negotiation. The kitchen is fitted with a range of modern base and wall units with the oven, hob, hood, microwave, fridge/freezer and dishwasher to remain.

The spacious principal bedroom has window to Abercromby Place and benefits from two fitted wardrobes and a contemporary en-suite shower room. A second double bedroom also has fitted storage and window overlooking the courtyard. The large shower room features twin sinks and a separate shower compartment, along with a utility cupboard housing the washing machine and dryer, both of which are to remain.

Externally, the property further benefits from an allocated parking space within the courtyard — a rare asset in this prime location.

Early viewing is highly recommended to appreciate the generous proportions, charming features and exceptional setting of this delightful New Town home.

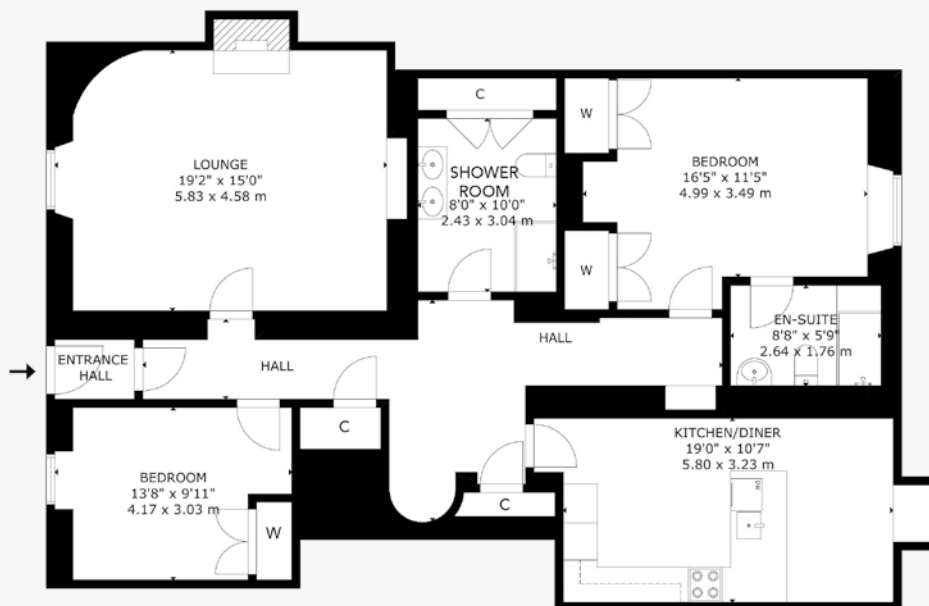
There is a factoring arrangement in place for the upkeep of the building. The current factor is Hacking & Paterson with a quarterly payment of approximately £60.

The property is within strolling distance to Queen Street Gardens (on application and payment of an annual fee of approximately £120).

Area Description

Edinburgh's New Town is a World Heritage Site, and a Georgian architecture marvel. Just half a mile from bustling Princes St, properties in this area combine stunning architectural detail with space and comfort. Just a stone's throw away from all the shopping opportunities and restaurants that the city centre has to offer, New Town has its own rich cultural scenes. Nearby King George V Park is a green haven in the city, and as well as being in close proximity to many of Edinburgh's cultural and historical sights, New Town is excellently located for commuting elsewhere, with train and bus links right on the doorstep.





Accommodation

Lounge:	5.84m x 4.57m	(19'2" x 15')
Kitchen/Diner:	5.8m x 3.23m	(19' x 10'7")
Bedroom 1:	5m x 3.48m	(16'5" x 11'5")
En-Suite:	2.64m x 1.75m	(8'8" x 5'9")
Bedroom 2:	4.17m x 3.02m	(13'8" x 9'11")
Shower Room:	2.44m x 3.05m	(8' x 10')

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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