



8b Northumberland Street South East Lane,
New Town,
Edinburgh EH3 6LP



An impressive 2-bedroom main door flat in the heart of Edinburgh's historic New Town, with a sought after single garage located on site

 2 Bed  1 Bath  2 Reception

Located in the heart of Edinburgh's historic New Town, a UNESCO World Heritage Site, 8b Northumberland Street South East Lane is an impressive 2-bedroom main door flat. With an attractive courtyard setting, the immaculately presented and generously proportioned accommodation briefly comprises – entrance hallway with a utility cupboard and 3 large storage cupboards, sitting room with a feature, kitchen / dining room, principal bedroom with an ensuite shower room, double bedroom 2, and bathroom with additional shower cubicle. The property benefits from gas central heating, with a new boiler installed in 2024. Proprietors can access the picturesque Queen Street Central Gardens on application and payment of a modest annual fee. In addition, there is a single garage available by separate negotiation.

Features

- Sought after central location
- Excellent local amenities and transport links
- Attractive courtyard setting
- Stylish, superbly presented accommodation
- Single garage
- 2 public rooms
- 2 double bedrooms (1 ensuite)
- Bathroom with additional shower
- Excellent storage
- Gas central heating (new boiler 2024)
- EPC Rating B

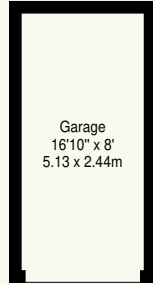
Fixed Price £550,000

Northumberland Street South East Lane,
Edinburgh,
Midlothian, EH3 6LP



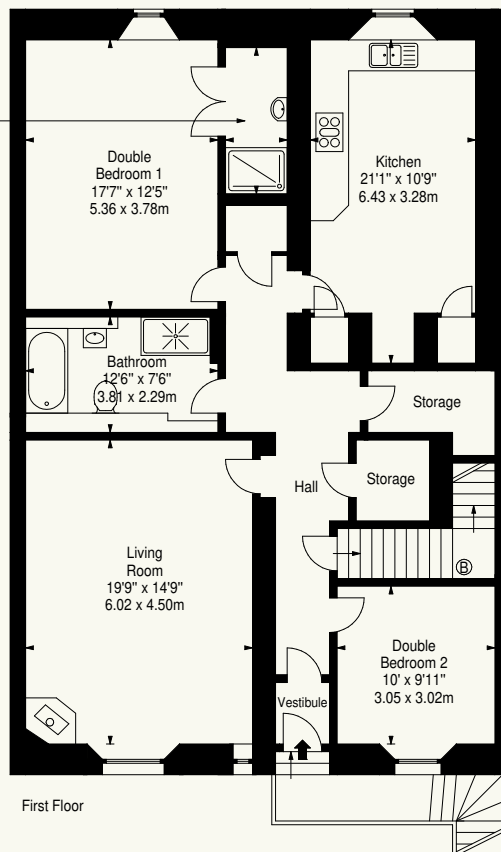
SquareFoot

Approx. Gross Internal Area
1375 Sq Ft - 127.74 Sq M
For identification only. Not to scale.
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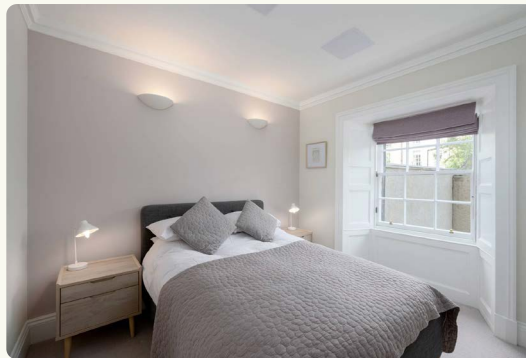


Ground Floor

Ensuite
Shower Room
9'6" x 4'1"
2.90 x 1.24m



First Floor



Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, 8b Northumberland Street South East Lane 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.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays 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.