

COULTERS[©]

56/4 CUMBERLAND STREET

NEW TOWN, EDINBURGH, EH3 6RE

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the heart of Edinburgh's historic New Town, 56/4 Cumberland Street is an extremely engaging, beautifully presented second floor flat, full of character and forming part of a fine Georgian building. Elegantly embracing period features with contemporary fixtures and fittings, the property has been tastefully upgraded by the current owners during their period of ownership (including adding a new kitchen, shower room, living room windows, carpets and radiators) to create a highly desirable home. The sumptuous south facing sitting room / dining room is filled with natural light, provided by two large windows (with working shutters). Overhead there is decorative cornice work, whilst underfoot the original sanded and varnished floorboards, bounces yet more light in to the room. A delightful fireplace adds yet more character and style.

KEY FEATURES



Extremely engaging second floor Georgian flat with period features.



Beautifully presented double bedroom.



Stylish modern kitchen and bathroom.



Residents' on street permit holder parking.



Located in Edinburgh's historic New Town.



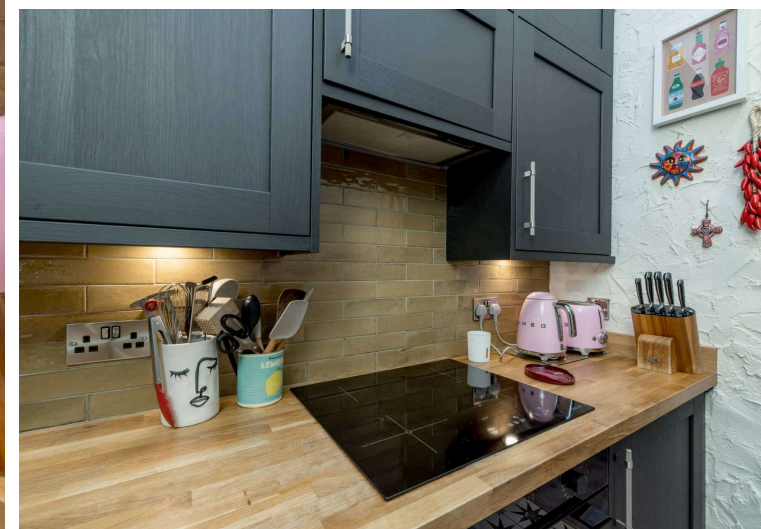
An array of local amenities nearby.



EPC Rating - E



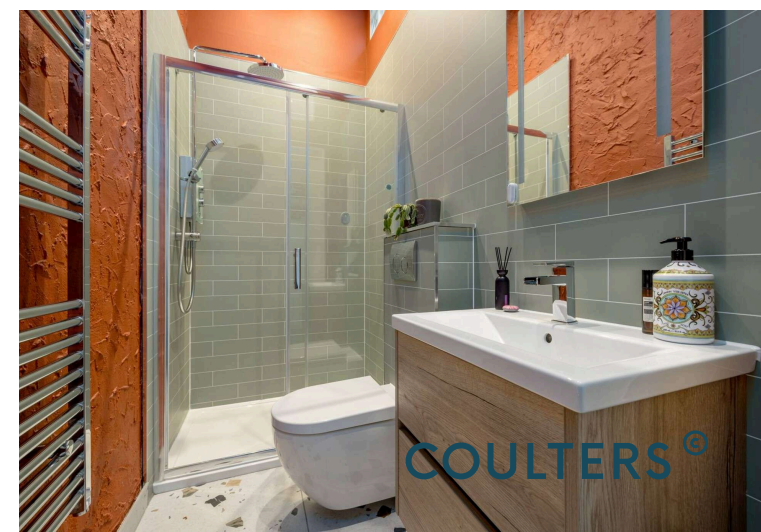
Council Tax Band - D



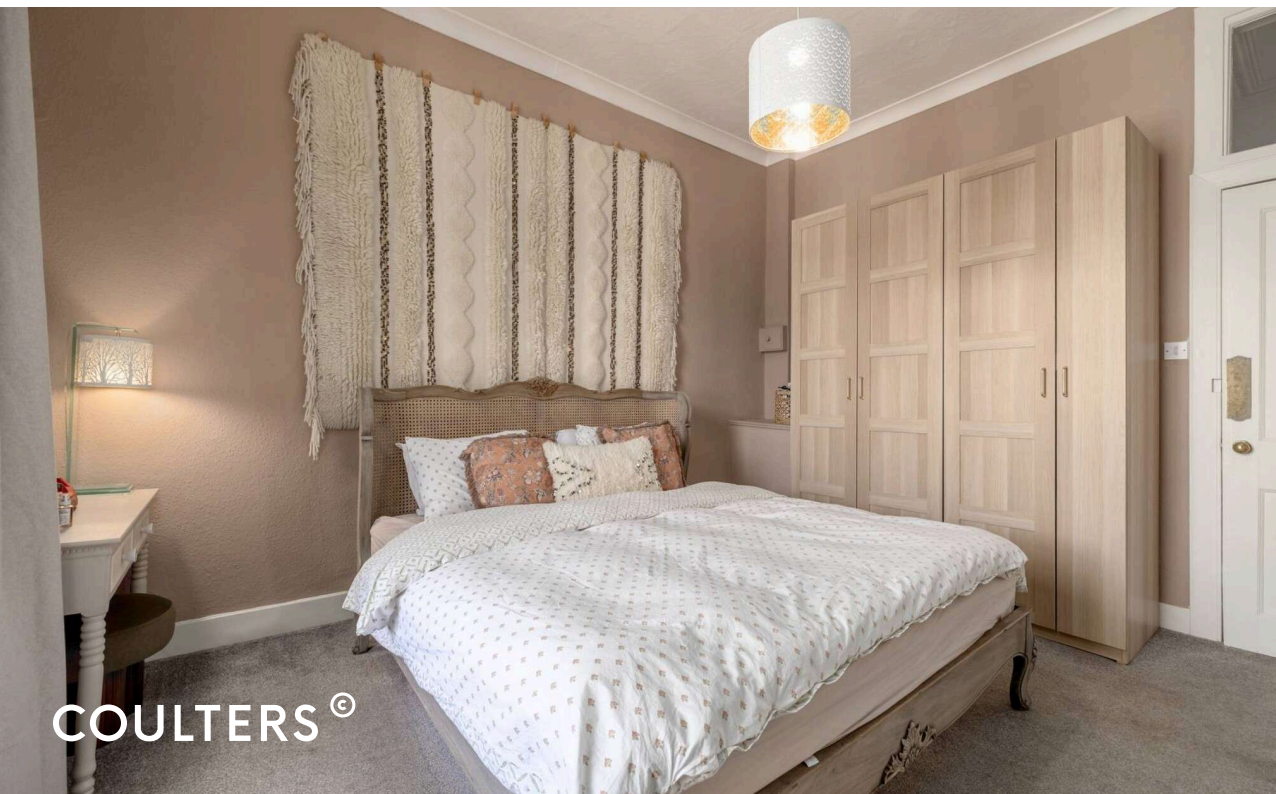
The stylish modern kitchen is filled with yet more light from overhead, fitted with wall and base mounted cabinetry which incorporates an electric hob, oven, extractor hood, washing machine and fridge. Of particular note is the striking exposed stone wall which is a charming feature, linking the old with the new.

To the rear is a handsome, large double bedroom with soft carpet underfoot. A contemporary shower room has a large shower enclosure, combined with a floating WC and wash hand basin (with drawers below) and electric heated towel rail which completes the internal accommodation. Heating and hot water is provided by electric heating (with a gas supply to the property) and there is timber frame sash and case double glazing to the front of the building. Residents' permit holder and metered parking is available on the street outside.

The property can apply to use Queen Street Gardens nearby. Applications should be made to the Royal Scots Club and the annual fee is approximately £140 per annum with £100 deposit.



COULTERS®



THE LOCAL AREA

Cumberland Street enjoys a prime position on the edge of Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. It is a short walk from Princes Street, George Street, the St James Quarter and Multrees Walk.

There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument.

Fantastic recreational opportunities within walking distance include Bannatyne's Health Club on Queen Street and Nuffield Gym at the Omni Centre. The area offers a host of green spaces including The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway. Daily shopping needs are met by the many high street and independent local supermarkets and delis (including a very handy Margiotta amongst others), whilst larger stores such as M&S Food in Stockbridge, along with a Tesco and a Lidl at Canonmills are also nearby.

An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offers direct access Edinburgh Airport and down to the coast at Newhaven.

EXTRAS

The bedroom wardrobes, fitted carpets, kitchen appliances and light fittings are included in the sale price. Please note the light in the hall will be replaced with a standard pendant light.

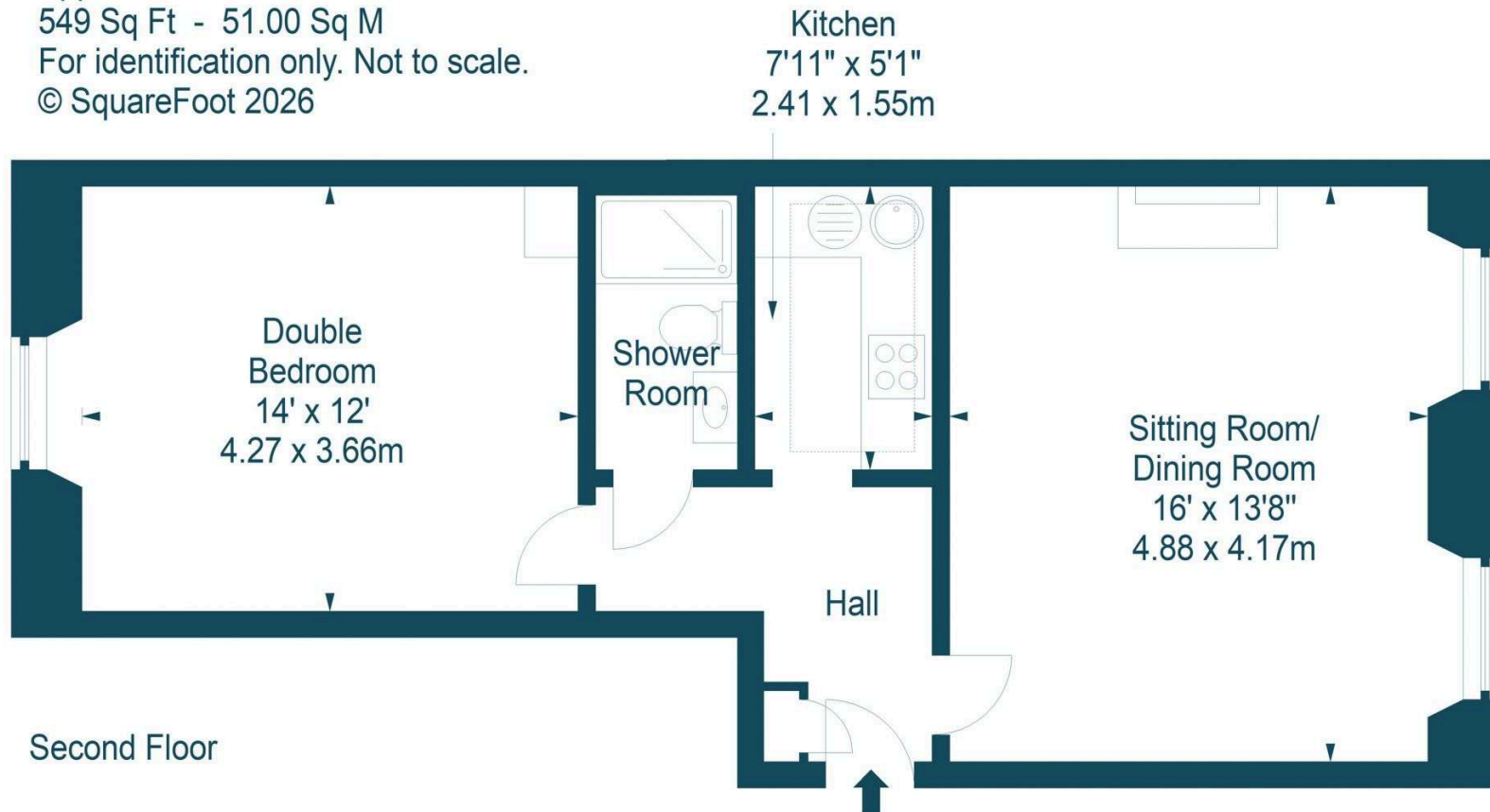
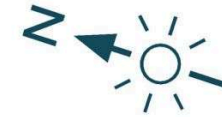
HOME REPORT VALUATION: £340,000



Cumberland Street,
Edinburgh, EH3 6RE



Approx. Gross Internal Area
549 Sq Ft - 51.00 Sq M
For identification only. Not to scale.
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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.