

22 CUMBERLAND STREET

NEW TOWN, EDINBURGH



Galbraith

22 CUMBERLAND STREET, NEW TOWN, EDINBURGH, EH3 6SA

Delightful two bedroom flat in Edinburgh's New Town conservation area.

- Well-presented main door flat
- 2 double bedrooms, one with ensuite
- Large dining kitchen
- Spacious living room
- Period features throughout
- Excellent local amenities
- Within easy reach of Edinburgh City Centre

Galbraith

Jennifer Jeffrey
Edinburgh
07867 441 983
Jennifer.jeffrey@galbraithgroup.com



SITUATION

Cumberland Street forms part of Edinburgh's desirable New Town conservation area. Number 22 is located between Dundonald Street and Dundas Street within walking distance of the city centre. The immediate area provides a variety of amenities including wine bars, pubs restaurants, specialist retailers and the National Portrait Gallery. The Royal Botanic Gardens, the Water of Leith walkway, Stockbridge, and the city centre are all within easy reach. St Andrews Bus Station and Waverly train station as well as the tram link to Edinburgh Airport provide connections around the city and further afield.

DESCRIPTION

A well-presented street level flat with private main door entrance, 22 Cumberland Street maintains its traditional elegance while providing an excellent modern living space. The property benefits from modernised kitchen and bathroom and boasts historic cornice work, ceiling rose, fireplaces, panelling and shutters. Situated at street level, the property boasts a welcoming entrance hall with flagstone floor, charming reception room, large kitchen with space for dining and two bedrooms, one with ensuite. A good size bathroom and ample storage completes the property. Permit holder parking is available to the front of the property.

ACCOMMODATION

Entrance Hall, Sitting Room, Bedroom 1, Bedroom 2 with ensuite, Kitchen, Bathroom.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
22 Cumberland Street	Mains	Mains	Mains	Gas	E	C

POST CODE

EH3 6SA

SOLICITORS

Raeburn, Clark, Christie & Wallace, 399 Union Street, Aberdeen, AB11 6BX

LOCAL AUTHORITY

Edinburgh City Council, 4 East Market Street, Edinburgh, EH8 8BG

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

ADDITIONAL INFORMATION

The property is also Grade B listed and located within a conservation area.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

MORTGAGE FINANCE

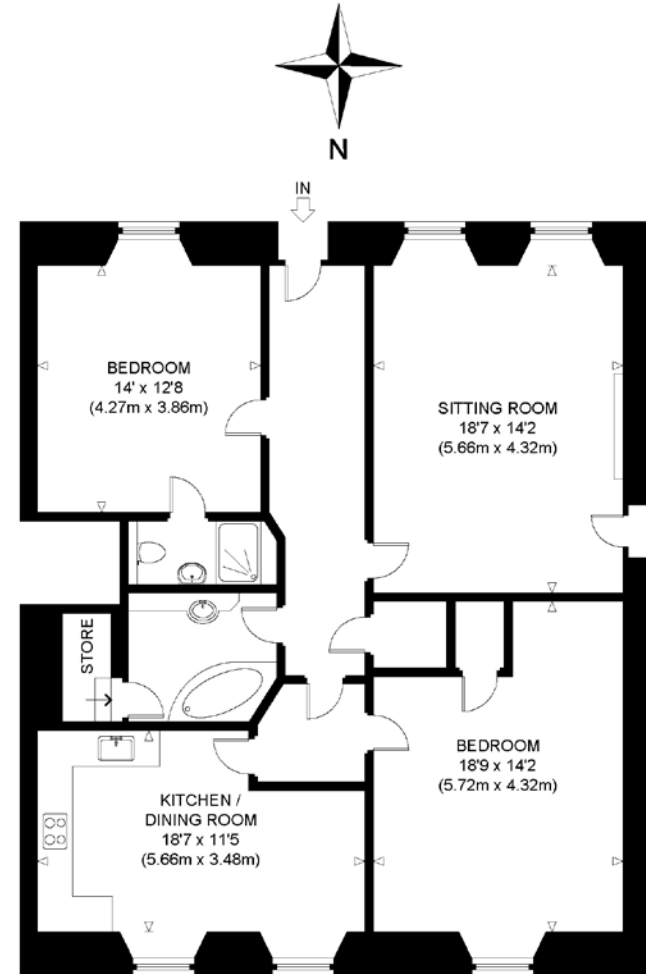
Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the Seller will not be obliged to accept the highest,

or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7 Photographs taken in June 2020. 8 The property is currently within an Executry. The Estate is in the process of obtaining Confirmation.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1261 SQ FT / 117.1 SQ M

CUMBERLAND STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1261 SQ FT / 117.1 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk

Galbraith

RESPONSIBLY PRINTED
PLEASE RECYCLE

OnTheMarket.com