

4b Northumberland Street

SOUTH EAST LANE, NEW TOWN, EDINBURGH, EH3 6LP



*UNIQUE ONE BEDROOM FLAT
IN NEW TOWN*



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Welcome to this charming one-bedroom flat located on Northumberland Street South East Lane, Edinburgh. This property offers an excellent opportunity for those seeking a project to create their ideal home or for investors looking for a lucrative venture.

From the private front door you ascend the stairs to the property, you are greeted by a modern kitchen on your left. Featuring a gas hob and ample workspace, this kitchen provides the perfect setting for culinary enthusiasts to unleash their creativity.

The flat boasts an open-plan layout, seamlessly transitioning from the kitchen to the inviting living room. Flooded with natural light streaming in through windows lining the side of the building, the living space offers a bright and airy atmosphere, ideal for relaxation and entertaining guests.







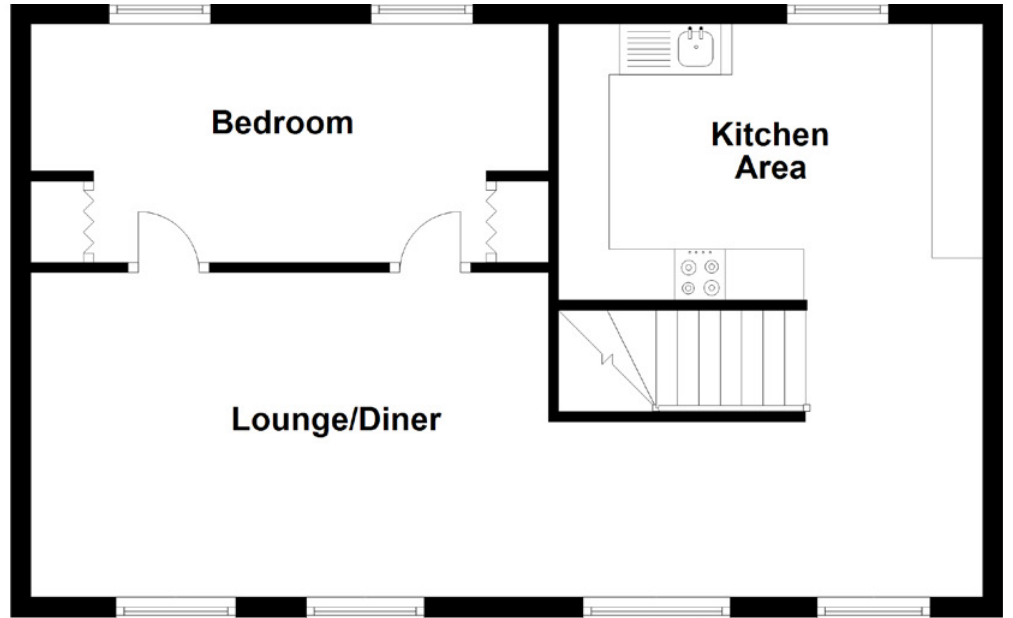
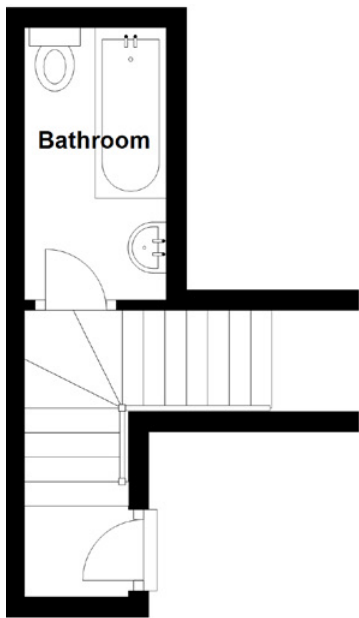




Adjacent to the living room, you'll discover the cozy bedroom, providing a peaceful retreat for restful nights. Additionally, the three piece bathroom suite can be found half way up the stairs.







Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	9.38m (30'9") x 3.19m (10'6")
Kitchen Area	4.18m (13'9") x 2.72m (8'11")
Bedroom	5.10m (16'9") x 2.35m (7'8")
Bathroom	2.68m (8'10") x 1.40m (4'7")

Gross internal floor area (m²): 58m²

EPC Rating: D

Floor Plan

Situated within a well-maintained building, this property offers peace of mind with the roof having been completely redone between 2020 and 2022, ensuring durability and longevity.

With its prime location in the heart of Edinburgh and its potential for customization, this one-bedroom flat on Northumberland Street South East Lane presents a unique opportunity to create a comfortable and stylish urban sanctuary or to capitalize on its investment potential. Don't miss out on the chance to turn this blank canvas into your dream home or a lucrative asset. Schedule a viewing today!





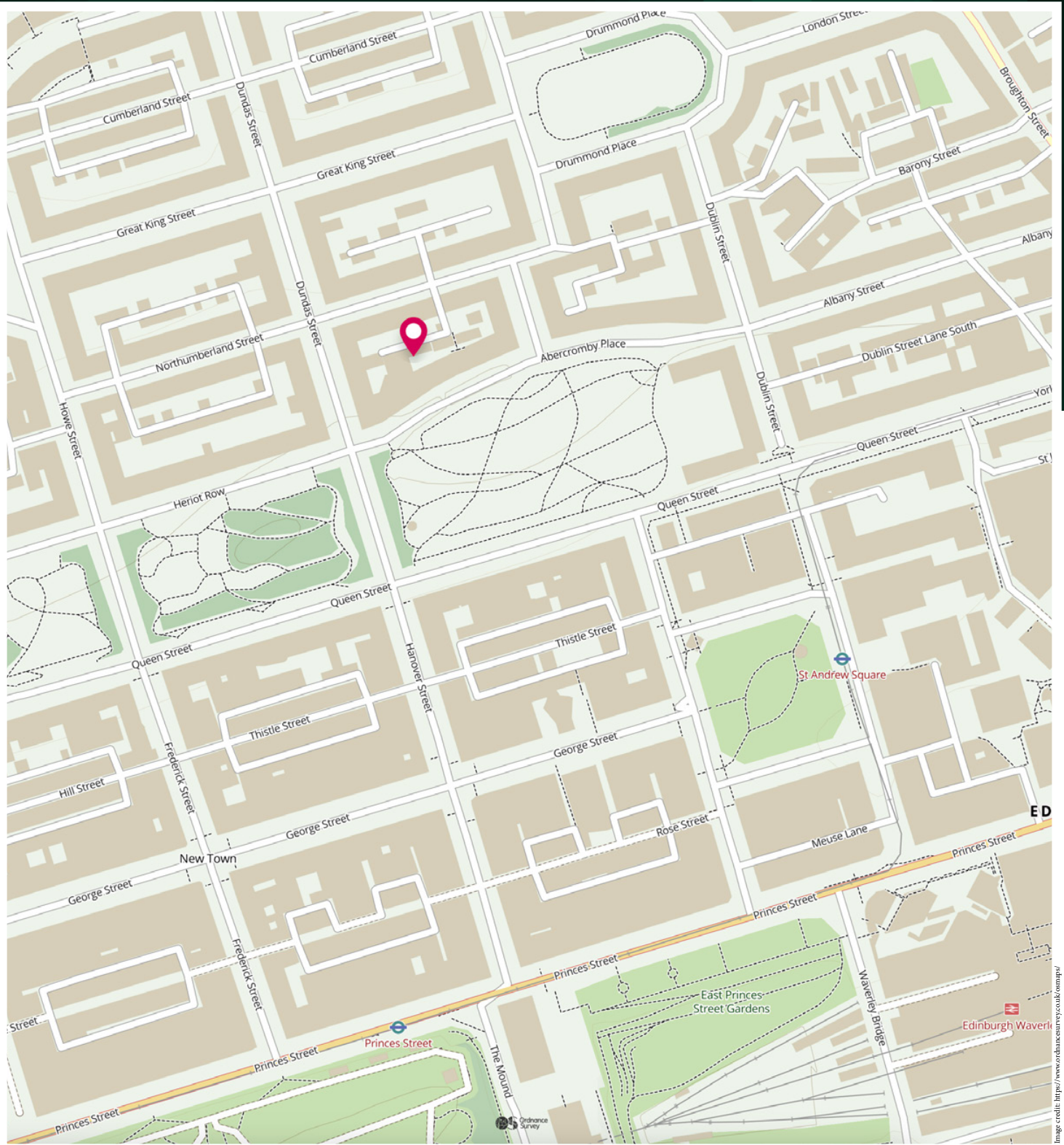
QUEEN STREET GARDENS

Northumberland Street South East Lane holds a significant place within Edinburgh's iconic New Town, a UNESCO World Heritage Site, and remains a sought-after residential destination in the city. Renowned for its Georgian charm, this neighbourhood offers an exceptional city centre living experience, complemented by a diverse array of top-notch local amenities. Residents can relish the proximity to art galleries, shops, restaurants, bars, and charming bistros, ensuring a vibrant and enriching lifestyle. The bustling Princes Street, George Street, and St James Quarter are all conveniently within walking distance, providing an excellent shopping experience.

Nature enthusiasts will find their oasis with Inverleith Park, the Royal Botanic Garden, and Glenogle Swim Centre, all within a mile's reach. Residents of Northumberland Street enjoy exclusive access to Queen Street private gardens (available on application).

The neighbourhood benefits from a well-developed public transport network, ensuring smooth connectivity to various parts of the city. This ease of access further enhances the appeal of living in this bustling yet serene locality.

The Location



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Exchange
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Text and description
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Layout graphics and design
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