

FOR SALE

48

Northumberland Street

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RETTIE

48

Northumberland Street

48 Northumberland Street is a meticulously presented, fully restored and refurbished four storey townhouse, arguably one of the finest examples in the New Town, enviably located within a picture-perfect cobbled street. This exquisite family home is second to none, offering the epitome of modern Edinburgh living. Renovated by the current owners to an exacting standard, the property exudes elegance with exceptional proportions and bespoke cabinetry throughout. Replete in some of the finest period features, the property effortlessly blends extensive and delicate plaster work, magnificent marble fireplace, original flagstone flooring, cast iron balustrade, and cupola, all set against contemporary interior finished to the highest standard.

Spanning 3482 square feet and arranged over four levels, the property offers capacious and versatile family accommodation. Accessed through its grand entrance vestibule and hall, the ground floor is host to the family room with log burner, and fully equipped dining kitchen (with larger room) benefitting from high specification integrated appliances with direct access to the rear garden patio area through French doors. On the first floor, and of particular mention, is the breathtaking triple windowed drawing room

affording views over the intact Georgian façade of Northumberland Street. A second double bedroom with ensuite shower room, and family bathroom complete the first-floor accommodation. The second floor is home to the principal bedroom suite with walk in dressing room and four-piece suite bathroom. On the lower ground floor, there are two further double bedrooms, one with ensuite shower room, utility area with pulley dryer, wine cellar, shower room and useful boot room to the front with fitted hanging space. Completing the accommodation is the brand-new study, bathed in natural light due to its southerly aspect and expanse of glass through its floor to ceiling glass doors.

Externally, the property benefits from a private front courtyard with two lined under pavement cellars and under stair store. To the rear is the south facing professionally designed and landscaped tiered garden with patio ideal for al fresco dining and entertaining. Residents can also apply for access to the private residential Queen Street Central Gardens, an oasis of green space within the city centre, subject to a modest annual fee.



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KEY FEATURES

- Secure phone entry system with entry panel on every floor
- State of the art CCTV system
- Stunning south-facing kitchen/dining room opening directly onto the landscaped rear garden
- Elegant three-window wide drawing room with outlook over Northumberland Street
- Comfortable family room, ideal for informal living or as a children's playroom/home office
- South-facing private garden - beautifully maintained and directly accessed from the ground floor
- Two private off street parking spaces to the rear of the property





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Summary of Accommodation

GROUND FLOOR

Entrance Vestibule | Hall | Family Room | Fully Equipped Kitchen/Dining Room with High Specification Integrated Appliances | Larder Room

FIRST FLOOR

Drawing Room | Double Bedroom Two with Ensuite Shower Room | Family Bathroom

SECOND FLOOR

Principal Bedroom Suite with Walk in Dressing Room and Four Peice Suite Bathroom

LOWER GROUND FLOOR

Boot Room | Double Bedroom Three with Ensuite Shower Room | Double Bedroom Four | Shower Room | Wine Cellar | Utility | Study

OUTSIDE SPACE

Front Courtyard Patio with Two Lined Under-Pavement Cellars and Under-Stair Store

Professionally Designed, Planted and Landscaped Tiered Rear Garden with Patio Area

Off Street Parking to the Rear for Two Vehicles

Access to Queen Street Central Residential Gardens subject to a modest annual fee

On Street Permit and Metered Parking





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Location

Northumberland Street, with its classic Georgian facade, is situated in an elegant location with close proximity to the city's bustling centre. This A listed area of the New Town is designated a UNESCO world heritage site due to its architectural and historical importance. Edinburgh's city centre, with its business and financial districts, is only a few minutes' walk away as is the £1 billion St James Retail Quarter and main shopping hubs of George Street and Princes Street.

The property is located on the corner of Howe Street where there is a Sainsbury's Local across the road, various coffee shops, galleries and restaurants. There is a Waitrose supermarket nearby in Comely Bank and a large Tesco at Canonmills. Neighbouring

Stockbridge has a thriving village atmosphere, with excellent amenities such as galleries, deli shops, bars, restaurants, coffee shops and an artisan street food market every Sunday. Ample green space surrounds the area with parks, cycle paths and Botanical Gardens.

There is excellent local and private schooling in the vicinity including The Edinburgh Academy and Fettes College and ESMS.

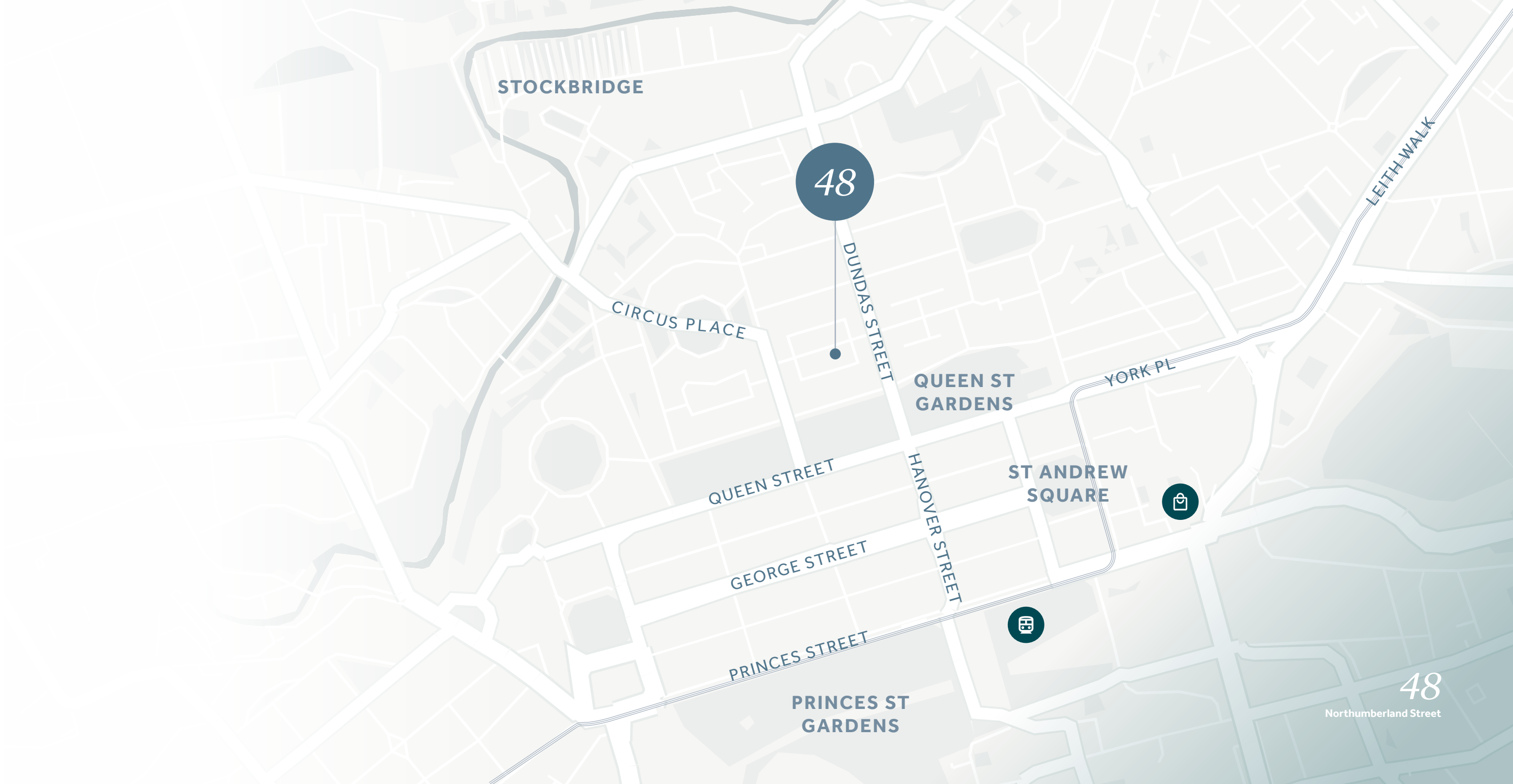
The area benefits from zoned permit parking and easy access to Edinburgh's public transport network, Waverley and Haymarket stations, the city bypass and Edinburgh International Airport.



WAVERELY STATION



ST JAMES' QUARTER





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FLOOR PLANS

FOR ILLUSTRATIVE PURPOSES ONLY | NOT TO SCALE

Approx. gross internal area | 3482 sqft - 323.48 sqm
Store & lined cellars approx. gross internal area | 113 sqft - 10.50 sqm

LOWER GROUND FLOOR		
ROOM	ft	m
Study	11'7" x 8'1"	3.53 x 2.46
Bedroom 3	14'9" x 11'	4.50 x 3.35
Utility	14'9" x 6'10"	4.50 x 2.08
Bedroom 4	12'7" x 11'2"	3.84 x 3.40
Patio	21'4" x 9'1"	6.50 x 2.77
Lined Cellar 01	8'7" x 4'6"	2.62 x 1.37
Lined Cellar 02	8'10" x 5'	2.69 x 1.52
+ ENSUITE +SHOWER ROOM		

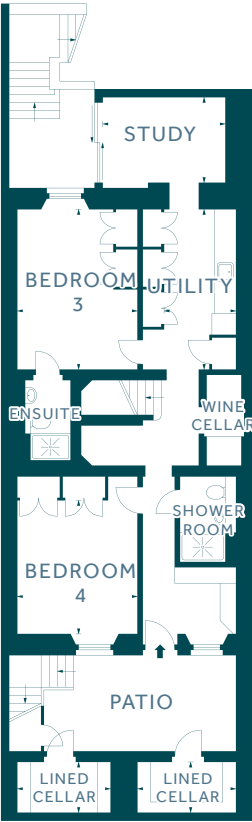
GROUND FLOOR		
ROOM	ft	m
Private Parking	11'7" x 8'1"	3.53 x 2.46
Patio	14'9" x 11'	4.50 x 3.35
Kitchen/Dining	14'9" x 6'10"	4.50 x 2.08
Family Room	12'7" x 11'2"	3.84 x 3.40
Vestibule	21'4" x 9'1"	6.50 x 2.77
+ LARDER		

FIRST FLOOR

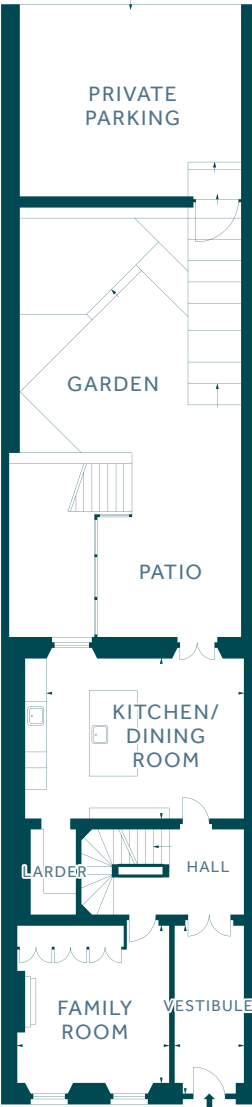
ROOM	ft	m
Bedroom 2	11'7" x 8'1"	3.53 x 2.46
Drawing Room	14'9" x 11'	4.50 x 3.35
+ ENSUITE SHOWER ROOM + BATHROOM		

SECOND FLOOR

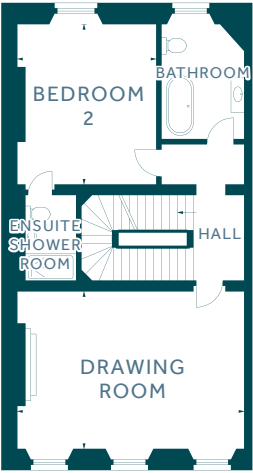
ROOM	ft	m
Dressing Room	11'7" x 8'1"	3.53 x 2.46
Principal Bedroom	14'9" x 11'	4.50 x 3.35
+ ENSUITE BATHROOM		



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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FOR SALE

EPC: C | COUNCIL TAX BAND: H | TENURE: FREEHOLD

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