

COULTERS[©]

3 (3F2) HENDERSON ROW

NEW TOWN, EDINBURGH, EH3 5DH

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

3 (3F2) Henderson Row is a beautifully presented top floor corner flat, forming part of a traditional Victorian tenement building, situated on the edge of the New Town.

Ideal for young professionals and investors alike the property offers a rarely available opportunity to purchase an apartment within a short walk of Princes Street and Stockbridge.

KEY FEATURES



Well proportioned top floor flat



Two bedrooms



Communal rear garden



On street permit parking



Within a short walk of all local amenities



Period features



The property comprises; a bright and spacious sitting room with high ceilings, intricate cornicing, fire place and bay window; dining kitchen with island and ample storage, two well proportioned bedrooms, one of which includes an original piece fire place, and a modern shower room.

The property further benefits from a secure door entry system, gas central heating, double glazing, and on-street permit parking is available on its doorstep.





THE LOCAL AREA

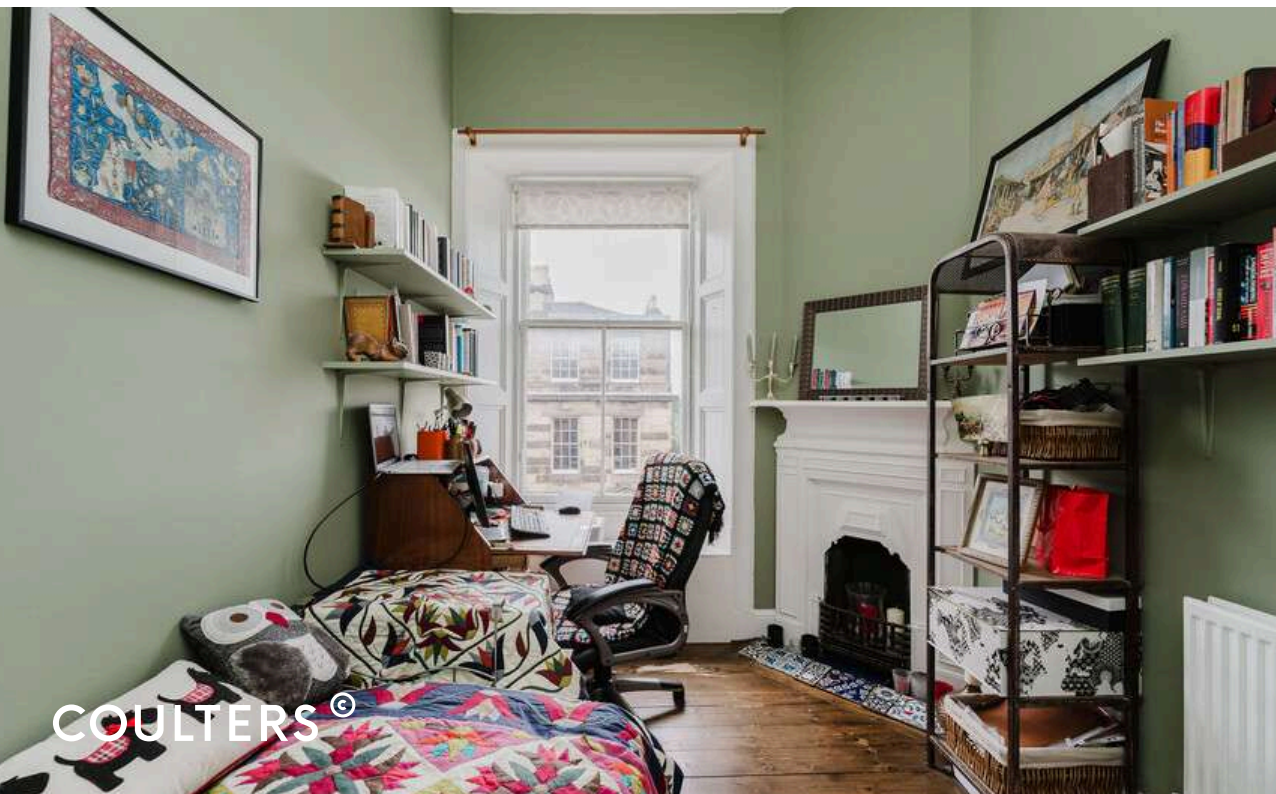
Edinburgh's New Town is a UNESCO World Heritage site characterised by stunning Georgian architecture. It is situated to the north of Princes Street and benefits from easy access to all of the amenities and shops that the city centre has to offer including Waverley Train Station, St Andrews Bus Station and St James Quarter.

Despite being central, it has a wide variety of private gardens for residents to relax and enjoy nature.

The property is just a short distance to the brand-new multimillion pound shopping complex - St James' centre, which includes a variety of retail outlets, restaurants, a cinema complex and a luxury hotel.

EXTRAS

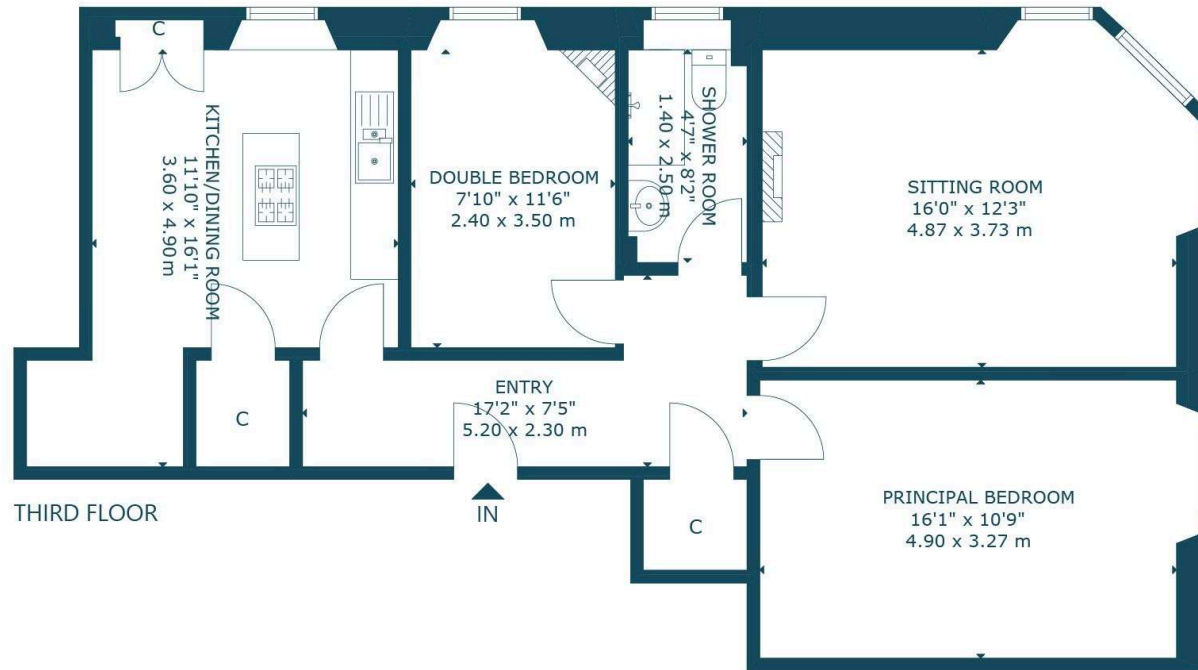
All blinds, fitted flooring, and integrated appliances are included in the sale price. Light fittings in the principal bedroom and sitting room will be removed and replaced before sale.





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ANDERSON ROW



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 883 SQ FT / 82 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.