



Solicitors & Estate Agents










Offers Over

£180,000

91/13 Henderson Row

Stockbridge | Edinburgh | EH3 5BH

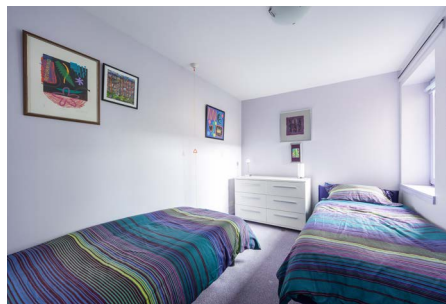
This lovely and bright 2-bedroom ground floor flat with triple aspect, forms part of a modern retirement development in the heart of Stockbridge, close to excellent amenities and transport links with the city centre within easy reach.

-  2 Bedrooms
-  1 Public room
-  1 Shower Room
-  Communal gardens
-  Resident's parking
-  EPC Rating – D
-  Council Tax Band - D



Description

Access to the building is via a secure door entry system into the welcoming communal hallway with lift to all floors. There are lovely communal landscaped garden grounds and resident's parking (non allocated). The facility also has a House Manager (5 mornings a week) together with bookable guest bedroom. The accommodation affords excellent natural light throughout, and comprises; welcoming entrance hallway with storage provisions, there is a sunny south-facing lounge/diner with a kitchen located off with aspect to the side, fitted with a wall and base units with cooker, washing machine and fridge freezer included in the sale. There are two spacious double bedrooms providing adequate space for free standing furniture, with the larger of the two benefiting from built-in wardrobes. The contemporary recently upgraded shower room comprises of a white suite including WC, wash hand basin set in vanity unit with shower enclosure housing the electric shower. Further benefits include electric white meter heating and double glazing.



It should be noted that the purchaser must be at least 60 years old. The purchaser(s) must be approved by the house manager to ensure they meet the necessary criteria.

Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the cooker, washing machine and fridge freezer.

Gardens and parking

The development is set within attractive, well maintained communal garden grounds and located to the rear is the resident's car park.

Factors

James Gibb are the Factoring Agents for the development to which a fee of approx. £130 per month is payable for the block buildings insurance, communal maintenance and upkeep of the communal grounds, the House Manager and sinking fund.

Viewing

By appointment with Neilsons on 0131 625 2222.



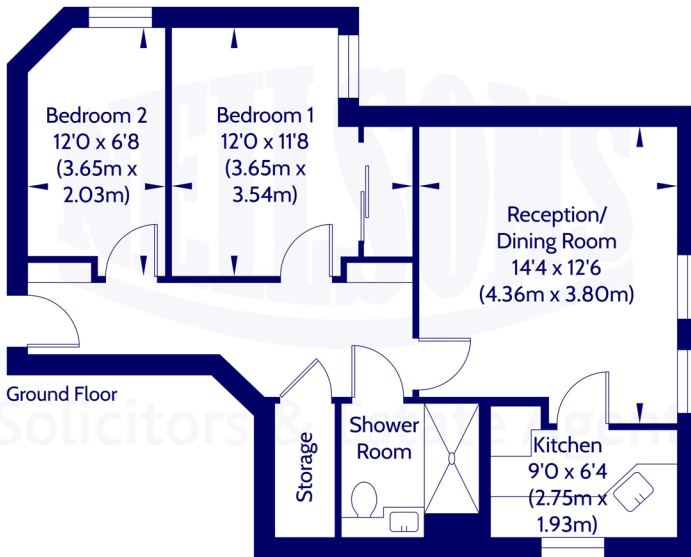


Location

Henderson Row is situated in the heart of the fashionable New Town/Stockbridge district of Edinburgh, which boasts some of the capital's most impressive traditional architecture and is within easy walking distance of the City Centre. There is an excellent range of specialist shops, supermarkets, cafes, bars and restaurants in the immediate area and all of Princes and George Street's extensive amenities are close at hand. There is an abundance of leisure activities on the doorstep including some of central Edinburgh's wonderful Art Galleries and Museums, the Water of Leith walkway, The Royal Botanic Gardens and Inverleith Park. There are regular buses to all parts of the City and beyond including Waverley train station and Edinburgh Airport.



Approx. Gross Internal Floor Area 54.6 Sq M / 588 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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