



91/40 St Bernard's House, Henderson Row, Edinburgh, EH3 5BH





## Welcome

Welcome to St Bernard's House located on Henderson Row, this bright and spacious two bedroom third floor retirement apartment offers well-proportioned accommodation. The property forms part of a factored block with lift access to all floors, set in garden grounds with residents private parking. The property is ideally located in the New Town, a fabulous central location within walking distance of the City Centre and excellent local amenities, along with a frequent bus and tram service. The property is presented to the market in good order throughout, we would recommend an early viewing



- Welcoming reception hallway with excellent storage.
- Bright and spacious living room.
- Modern, fitted kitchen with all white goods included.
- Double bedroom with built in wardrobe storage.
- Single bedroom currently used as a dining room.
- Stylish bathroom presented as a shower room.
- Double glazing.
- Electric heating.
- Resident's private parking.
- Landscaped communal garden grounds.
- Lifts to all floors.
- Guest Suite available for small charge





## Stockbridge

The property is situated within the New Town district of the city providing many local shops and services for everyday requirements. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in nearby Canonmills and on Broughton Street, both of which have a great selection of busy bars, boutique shops and cafes. Leisure facilities within the vicinity include the popular St James Quarter, with its superb range of high street retailers and eateries, the Playhouse Theatre and Omni Centre's Health & Fitness Centre and multiscreen cinema, pleasant walks can be enjoyed along the Water of Leith, at the Royal Botanic Gardens and in Inverleith Park, which is within close proximity. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city. This includes the York Place Tram stop within walking distance.

## Agent's notes

The white goods, curtains, blinds and fitted floor coverings are included. The block is factored by James Gibb with an approximate monthly fee of £120 to include buildings insurance. An age restriction of 60 years applies. All potential buyers must arrange a meeting with the house manager prior to submitting an offer, further details are available upon request.





# Get in touch

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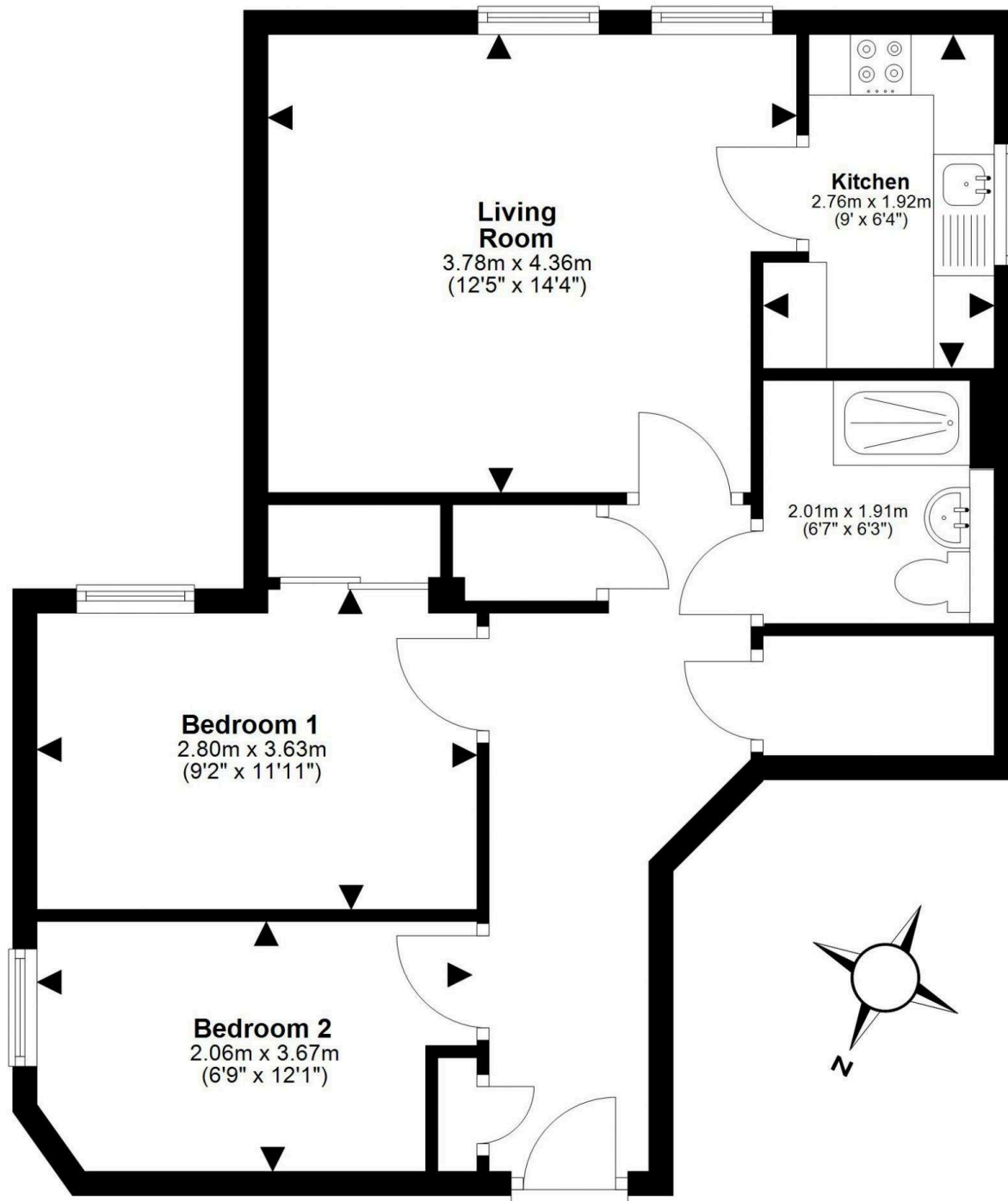
Bruntsfield Office:

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**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.