



Stockbridge

91/8 Henderson Row
EH3 5DL



Retirement Flat - Ground Floor

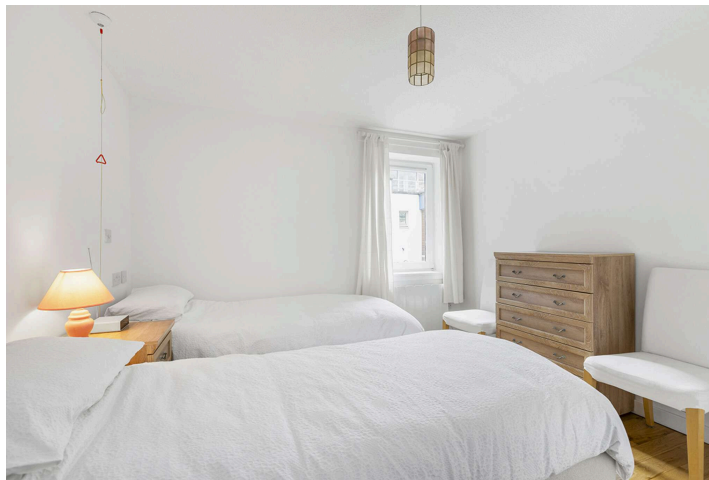
OFFERS OVER £185,000

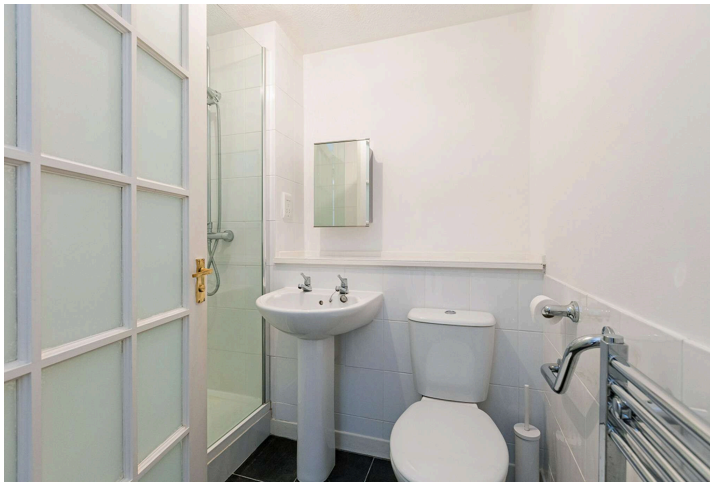
- Hall
- Living room
- Kitchen
- 2 bedrooms
- Shower room
- Electric heating
- Double glazing
- Secure entry phone system
- Residents parking
- Excellent transport links
- 24/7 emergency pullcords
- Guest suite available
- Part time building manager



Viewing - by appointment call
Beveridge & Kellas on 0131 554
6321

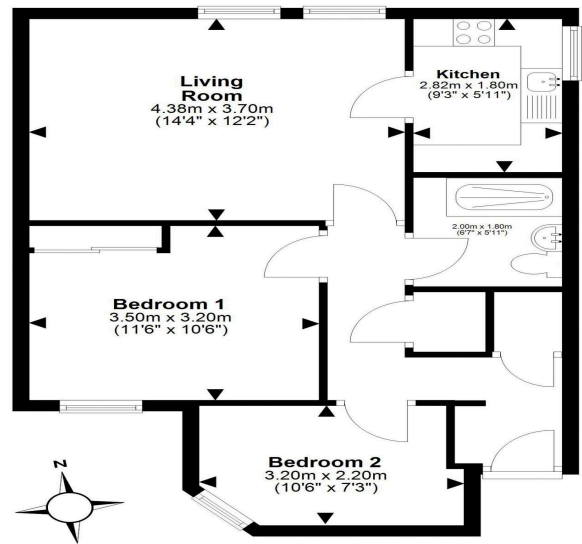






Viewing is highly recommended of this 2 bedroomed ground floor retirement flat in the desirable Stockbridge district. Stockbridge offers a cosmopolitan and eclectic village atmosphere boasting a wealth of amenities including independent shops, fabulous cafes, renowned eateries and only a short walk from the city centre. A large Waitrose supermarket is conveniently situated nearby, plus Craighleith Retail Park offers more extensive shopping with a wide variety of High Street stores. Inverleith Park and the Royal Botanic Gardens are just a short walk and the Water of Leith walkway allows a leisurely stroll or cycle away from the urban city. Stockbridge is well-served by regular bus services to the city centre and beyond.

Accessed via a secure communal entrance with a lift, the property opens to an entrance hall with solid oak flooring throughout, 2 handy storage cupboards and gives access to much of the the accommodation. The bright living room is situated to the front of the flat and has twin windows, entry phone handset and the kitchen off. The kitchen is of a contemporary design and features base and wall units, tiled floor, slot in electric cooker, washing machine and a fridge freezer. The double bedroom benefits from a built in wardrobe. A smaller bedroom is situated to the rear. Completing the accommodation is a modern shower room with tiled floor, partially tiled walls, WC, wash hand basin and a heated towel rail.



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

Additional benefits include electric heating, double glazing, a bookable guest suite, 24/7 emergency pullcords, and residents parking.

FACTOR - Approx. - £116 per month

Note: Residents must at least 60 years old and able to live independently.

EXTRAS

To include the aforementioned white goods, blinds/curtains, and light fittings (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321. Fax: 0131 553 5319. DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

