



2F 2 Henderson Row, Edinburgh, EH3 5DS

Description

Extremely generous, impressive three-bedroom second floor flat corner flat forming part of a traditional Georgian building within the prestigious New Town. The property has gas central heating and professionally refurbished draft proofed sash and case windows. The property is B listed due to its architectural significance and benefits from many original period features.

The accommodation comprises:

- Welcoming entrance hall with storage cupboard and deep, shelved storage cupboard housing the gas and electricity meters
- Generous drawing room with feature fireplace with stainless steel hearth and marble surround and ornate corning
- Good sized double bedroom with stainless steel fire and window
- Large sitting room with detailed corning, feature fireplace and open Edinburgh press
- Further rear facing double bedroom
- Kitchen / dining room fitted with high and low level shaker style units, white granite worktops, stone flooring and appliances including Siemens induction hob, extractor hood, slimline dishwasher, washing machine, electric double oven. Further deep storage cupboard.
- Pantry with chest fridge and freezer and further storage units
- Spacious third double bedroom with storage cupboard, fireplace and surround
- Partially tiled family bathroom with fitted furniture with inset wash basin, WC, bath and separate shower enclosure
- Separate WC with wash basin



VIEWING DETAILS

Please call DMD Law 0131 316 4666
or check online for the up to date price
information and viewing arrangements.

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EPC RATING
C



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Outside and Parking

There is shared garden to the rear of the building. There is resident permit parking available on street with further metered parking.

Location

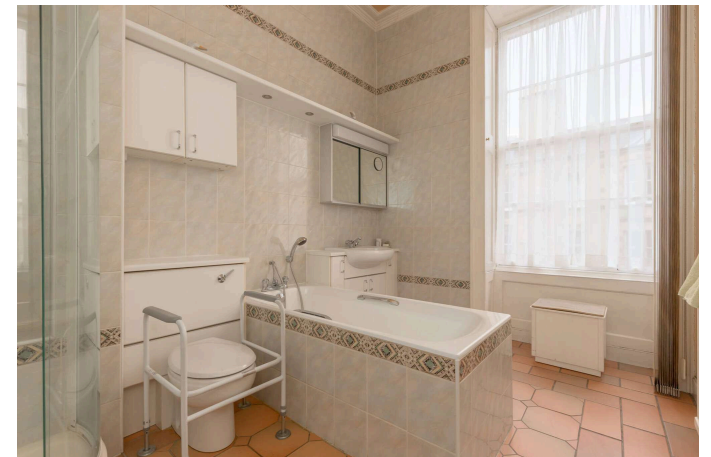
Stockbridge is a vibrant and exclusive residential area close to the City Centre. It lies within easy walking distance of the city's main shopping, business and financial centres. It is also close to both the West End and New Town with its excellent mix of shops, banks, bistros, restaurants, well-established Sunday market and also with a nearby Waitrose. Slightly further afield is Craighleigh Retail Park. Many of Edinburgh's finest schools are close by including Fettes College, Edinburgh Academy, St Georges School, The Mary Erskine School and Stewart's Melville College. The Usher Hall, Traverse and Lyceum Theatres, National Gallery of Modern Art, Dean Tennis Club, Drumsheugh Baths, the Botanic Gardens and Edinburgh Sports Club all lie within easy walking distance. Nearby pleasant walks can also be enjoyed along the Water of Leith Walkway. Transport facilities are excellent in terms of both bus routes and Haymarket Railway Station and trams at the West End.

Extras

The fixed floor coverings, curtains, light fittings and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.



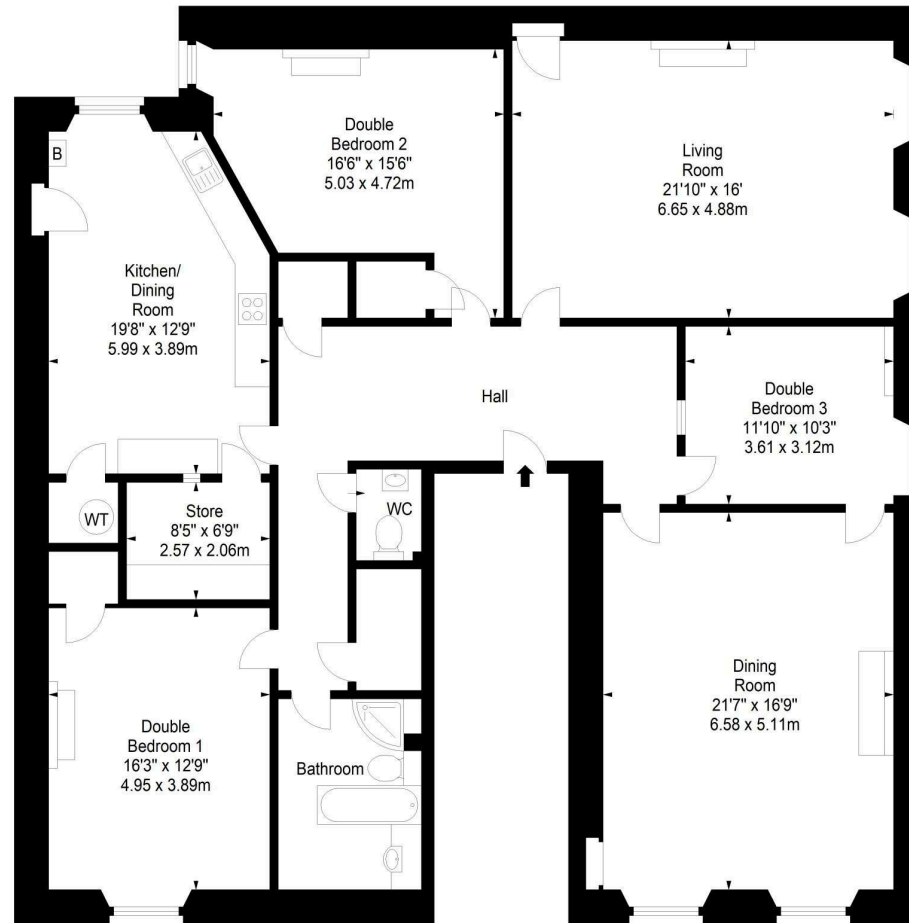




Henderson Row,
Edinburgh,
Midlothian, EH3 5DS



Approx. Gross Internal Area
2115 Sq Ft - 196.48 Sq M
For identification only. Not to scale.
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Second Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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