

COULTERS[©]

16A HENDERSON ROW

NEW TOWN, EDINBURGH, EH3 5DR

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

16A Henderson Row is a beautifully presented, light and well-proportioned lower ground flat, forming part of a traditional Georgian tenement building, situated on the edge of the New Town. Enviably located, it is in walking distance of fashionable Stockbridge and the city centre.

Situated opposite the entrance to Henderson Place, this delightful apartment benefits from additional natural light than many others along the street, as well as private rear patio and cellar, which makes this a wonderful opportunity as a home or investment.

KEY FEATURES



Extremely engaging lower ground flat.



Beautifully presented double bedroom.



Private rear patio, private cellar and shared front patio.



Permit holder and metered parking.



Within a short walk of the Water of Leith and the Royal Botanic Gardens of Edinburgh.



Independent retailers and cafes nearby.



The extremely engaging, bright, double fronted sitting room offers a bright outlook to the front of the property with a charming mantelpiece makes a lovely focal point in the room, whilst a handy shelved storage cupboard is located off. The kitchen has wall and base mounted cabinetry with appliances which comprise; gas hob, electric oven, extractor hood, fridge/freezer and washing machine. To the rear is a fantastic, spacious double bedroom with direct access to the private patio area. The bathroom has a white three piece suite with a bath (and shower over), WC and wash hand basin with practical splashboard for easy cleaning.

A deep storage cupboard is situated off the hall and there is a private cellar, accessed from the shared front patio. Permit holder and metered parking is available on the street outside.





THE LOCAL AREA

The property is situated in a desirable New Town location, a stones' throw from the city centre and Stockbridge, with its fashionable bars, artisan coffee shops, popular weekend market, and delicious eateries. Princes Street, George Street, and the newly opened St James Quarter is just over 15 minutes' walk.

There is a Tesco Express, and Margiotta Food and Wine on nearby Dundas Street, and the popular pubs The Wally Dug, Hamilton's, and The Cumberland are within walking distance. Larger shopping is available at Tesco in nearby Canonmills and there is a Waitrose in Comely Bank.

The green space of George V Park is close by. Inverleith Park and The Royal Botanic Gardens are in walking distance as is The Water of Leith. Recreational opportunities await at Glenogle Swimming Centre, Drummond Lawn Tennis Club, Tribe Yoga, and Bannatyne Gym, all within walking distance.

Waverley Railway Station, Edinburgh Bus Station, and the Tram link to Edinburgh Airport are a little over 15 minutes' walk or a 5 minute bus journey from Dundas Street.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



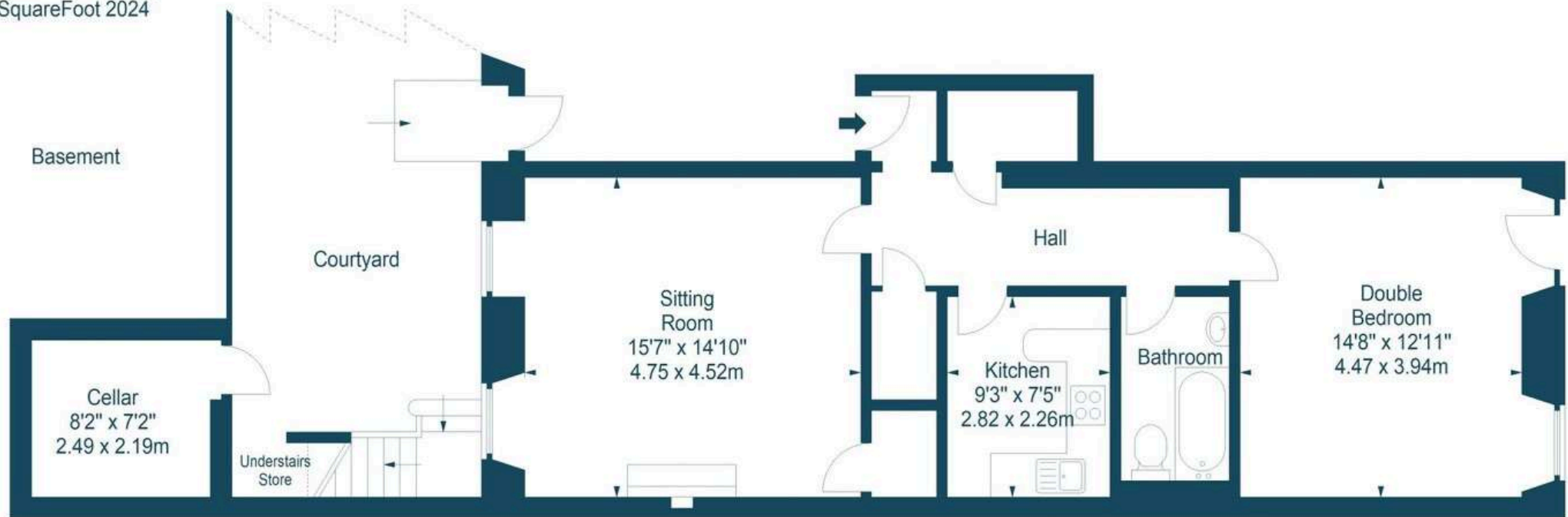
Henderson Row,
Edinburgh,
Midlothian, EH3 5DR



Approx. Gross Internal Area
741 Sq Ft - 5.57 Sq M

Cellar
Approx. Gross Internal Area
60 Sq Ft - 68.84 Sq M

For identification only. Not to scale.
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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.