

COULTERS[©]

73 HENDERSON ROW

NEW TOWN, EDINBURGH, EH3 5DL

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This beautifully presented one-bedroom main door flat has a fantastic location just a short stroll from the heart of both Stockbridge and the New Town. Occupying an end terraced position, the property offers a rare combination of period character, private outdoor space, and allocated parking. Within walking distance of the city centre as well as wonderful outdoor spaces including the Water of Leith and the Royal Botanic Garden, this would make an ideal residence for a first time buyer, investor or someone in search of a well-located pied à terre.

KEY FEATURES



Main door one bedroom flat.



Presented in excellent order throughout.



Private front garden.



Allocated parking space.



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



Independent retailers and cafes nearby.



EPC Rating - C



Council Tax Band - B



Set back behind a private gated patio, the accommodation to the front of the property comprises a welcoming entrance vestibule which leads to an open plan living/dining room and modern kitchen. The kitchen has been designed to a high specification with integrated appliances, slimline marble worktops and brushed gold hardware.

Off a small hall, on one side there is a stylish shower room with statement tiling and black matt fittings and on the other side, an open, built-in wardrobe with shelving. The double bedroom offers comfortable accommodation and is peacefully situated to the rear.

The property benefits from gas central heating and sash-and-case windows. An allocated parking space is located in a small car park to the rear of the property accessed from Henderson Place Lane.



THE LOCAL AREA

Henderson Row is a sought-after street of elegant Georgian properties situated in the New Town Gardens conservation area close to Stockbridge. It is an excellent position from which to enjoy fashionable bars and pubs and renowned eateries including popular Lannan Bakery. Princes Street, George Street, and St James Quarter are just over fifteen minutes' walk away whilst convenience stores, pharmacies, hairdressers and more are right on the doorstep. Larger shopping is available at Tesco in nearby Canonmills, and there is a Waitrose in Comely Bank. The green spaces of Inverleith Park, and The Royal Botanic Garden are easily reached as is the Water of Leith walkway. Recreational opportunities await at the nearby Glenogle Swim Centre and The Grange Club which hosts a variety of sporting activities including tennis, cricket and hockey. Waverley Railway Station, Edinburgh Bus Station, and the Tram link to Edinburgh Airport are a little over fifteen minutes away.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available via separate negotiation.

HOME REPORT VALUATION: £210,000



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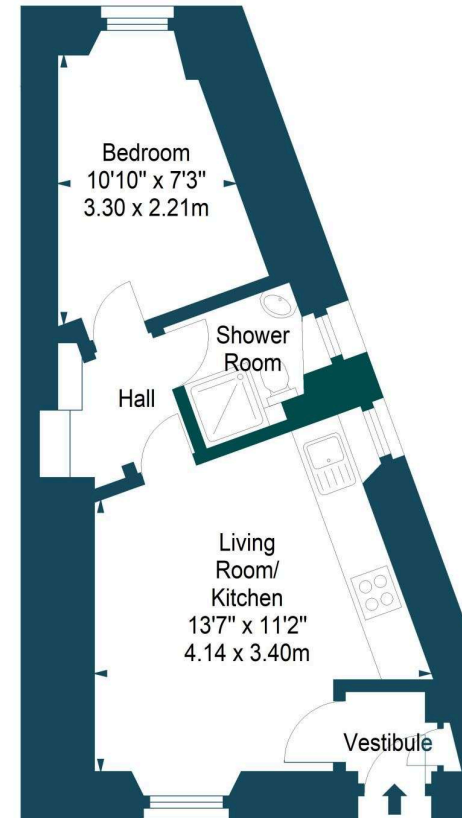


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Henderson Row ,
Edinburgh,
Midlothian, EH3 5DL



Approx. Gross Internal Area
319 Sq Ft - 29.64 Sq M
For identification only. Not to scale.
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Ground Floor

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.