

COULTERS[©]

12 HENDERSON ROW

NEW TOWN, EDINBURGH, EH3 5DS

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Perfectly positioned in Edinburgh's sought-after New Town, 12 Henderson Row is a beautifully presented main-door Georgian lower ground flat offering stylish and versatile accommodation in immaculate condition. Thoughtfully refurbished and upgraded, this elegant one-bedroom property combines classic period character with contemporary design, just a short walk from Stockbridge and the city centre.

The property enjoys its own private entrance and a welcoming enclosed front patio, featuring a seating area and lime washed walls, along with two cellars, one which is cleverly converted into a home office.

KEY FEATURES



Stylish maindoor, lower ground floor flat.



Spacious double bedroom positioned to the rear.



Private, enclosed front patio with seating area.



Permit parking available.



Two cellars, one used as a home office.



Superb location close to New Town and Stockbridge amenities.

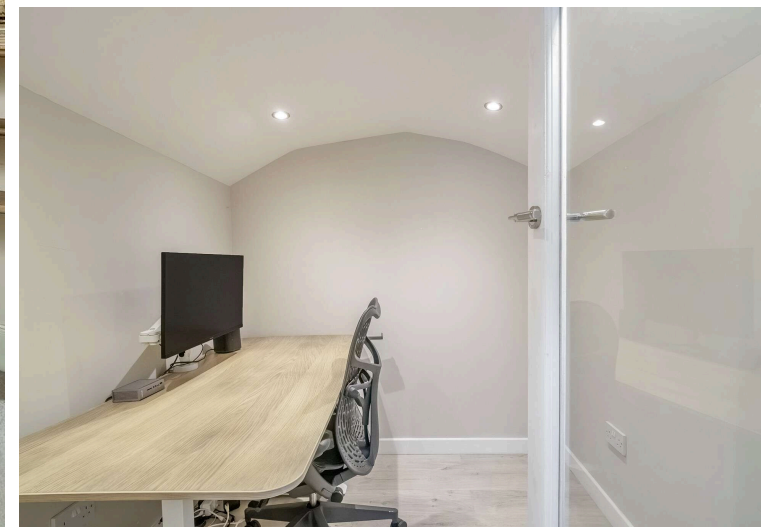


EPC Rating - C



Council Tax Band - D





Internally, the spacious sitting room exudes warmth and character, with pristine wooden flooring, neutral décor, and a log-burning stove creating a Scandinavian-inspired sense of calm. The adjoining kitchen is fitted with sleek white cabinetry and Corian worktops, complete with integrated appliances including an American-style fridge, oven, hob, washer/dryer, and dishwasher.

The generous double bedroom lies peacefully to the rear of the property and features charming exposed stonework, an open fireplace recess, shelved press and storage nook. A modern, well-appointed shower room and a large storage cupboard off the hall, complete the accommodation.

Further benefits include gas central heating, double glazed windows and on-street permit parking. The building is managed by Charles White factors for approximately £650 per annum which includes buildings insurance.



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 a short 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 light fittings, fitted flooring and integrated appliances are included in the sale price. The blinds are not included.

HOME REPORT VALUATION: £360,000



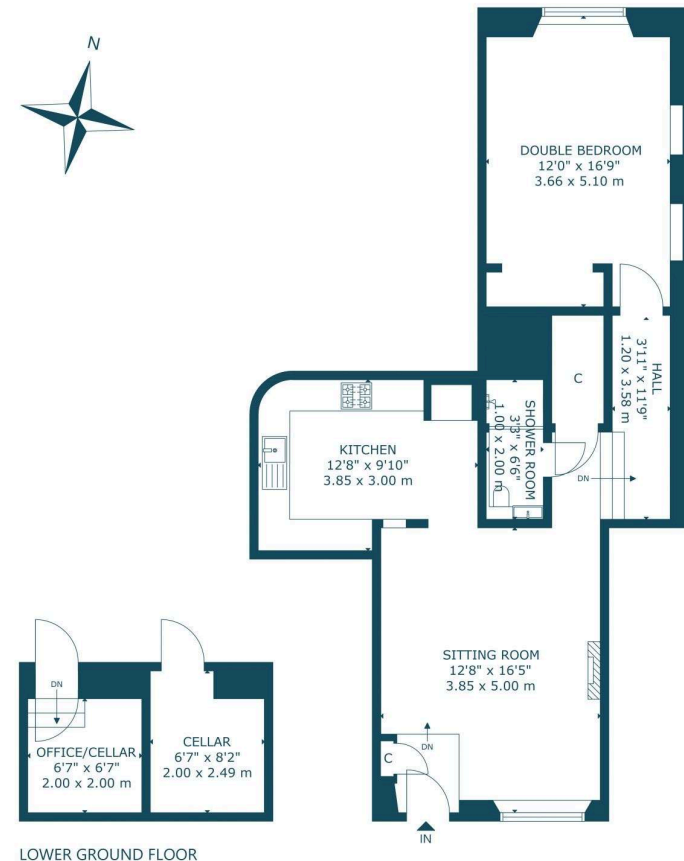
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12 HENDERSON ROW, NEW TOWN, EDINBURGH, EH3 5DS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 700 SQ FT / 65 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA CELLARS 97 SQ FT / 9 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.