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17 HENDERSON TERRACE

ARDMILLAN, EDINBURGH, EH11 2JY

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This elegant Victorian townhouse is situated in the Ardmillan district of Edinburgh, conveniently positioned within walking distance of the city centre. Beautifully refurbished throughout, the property offers a superb blend of period character and contemporary design, creating a refined and highly versatile family home.

Extending to approximately 1,665 square feet (155 sqm) and arranged over three floors, the accommodation is both generous and well-balanced.

KEY FEATURES



Beautifully presented terraced townhouse.



Stunning open plan kitchen/dining room.



Private gardens to both front and rear.



Greenway and permit parking available.



Haymarket just a fifteen minute walk away.



Lovely local parks and scenic walks nearby.



EPC Rating - D



Council Tax Band - E

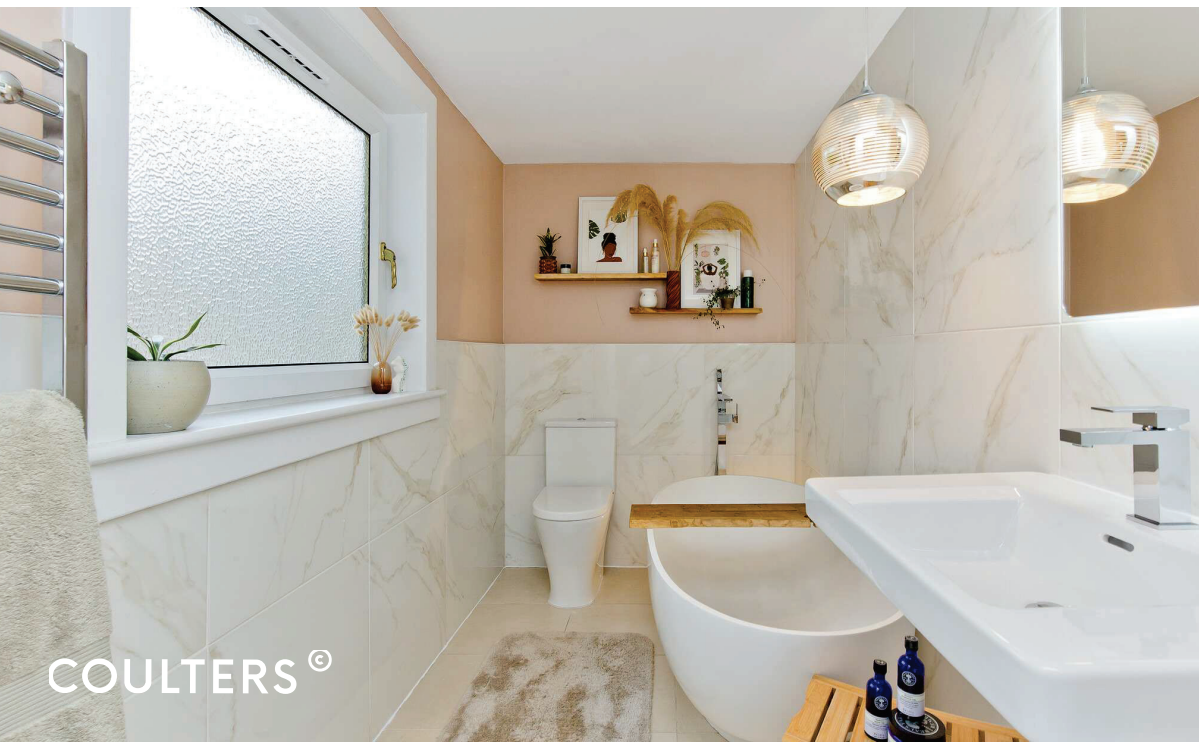




On the ground floor, a welcoming entrance vestibule leads into a bright hallway showcasing restored original features, including a striking period staircase. To the front lies a versatile reception room, currently used as a playroom, but equally well-suited as a formal living room or a fourth double bedroom if required. To the rear, the impressive open-plan dining kitchen forms the heart of the home. Thoughtfully designed for modern living, it features bespoke shaker cabinetry, quartz worktops, a large island with seating, integrated appliances and a walk-in pantry cupboard. With direct access to the rear garden, the space is ideal for both everyday family life and entertaining. A stylish utility room and a convenient ground floor WC complete this level.



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MORE INFORMATION

The first floor hosts an exquisite drawing room occupying the full width of the property. Bathed in natural light from twin windows, this elegant space retains a wealth of period detailing, including ornate cornicing and a feature fireplace with wood-burning stove. Also on this floor is the principal bedroom, a calm and generously proportioned retreat with excellent fitted storage and a luxurious en suite bathroom featuring a freestanding bath. A beautifully appointed boutique-style shower room also serves this level.

On the top floor, there are two further well-proportioned double bedrooms, both bright and airy, along with a contemporary family bathroom positioned between them. The upper landing is naturally illuminated by a central cupola, enhancing the sense of space and architectural interest throughout the home.

Externally, the property benefits from private gardens to both the front and rear. The front garden is gated and enclosed, providing an attractive buffer from the street, while the generous rear garden is fully enclosed and thoughtfully landscaped for low maintenance. It enjoys excellent afternoon and evening sun and offers a wonderful space for outdoor dining and relaxation. On-street parking is available via the Greenway system, with residents' permits also available.

The property is fitted with gas central heating and double glazing, and has undergone extensive refurbishment in recent years, including a new boiler, radiators, kitchen and bathrooms.





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THE LOCAL AREA

Ardmillan is a popular and well-established residential area lying just southwest of Edinburgh's city centre. In addition to its central location, the area benefits from excellent access to green space, including Harrison Park, the Union Canal and the Water of Leith. Nearby Fountain Park offers a wide range of leisure facilities, while Dalry provides a variety of local shops, cafés, bars and highly rated restaurants.

The property is well-placed for families with the local state schools and several respected private schools, including George Watson's College, all within easy reach. The area is exceptionally well-connected, with frequent bus services, Haymarket Station and tram links all within walking distance, providing swift access to the city centre, Edinburgh Airport and beyond.

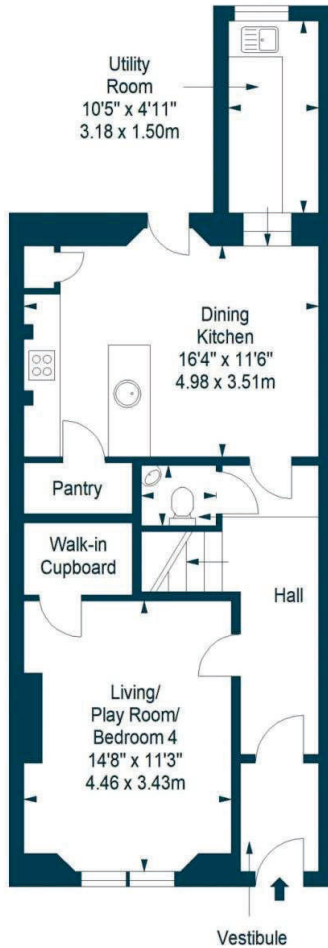


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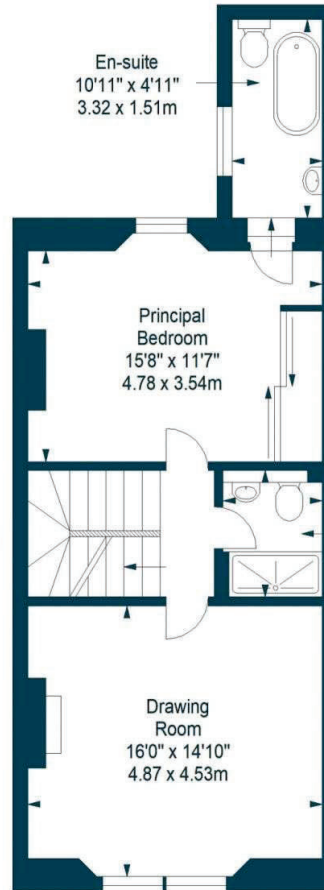
All fitted floor coverings, curtains, blinds, light fittings (excluding the drawing room light), integrated kitchen and utility appliances and garden shed are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £680,000

Ground Floor
Approx. 56.7 sq. metres (610.3 sq. feet)

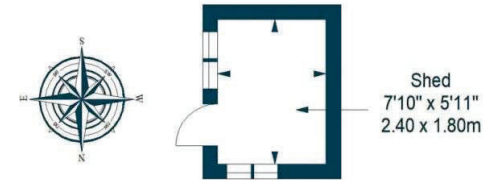


First Floor
Approx. 56.4 sq. metres (607.1 sq. feet)

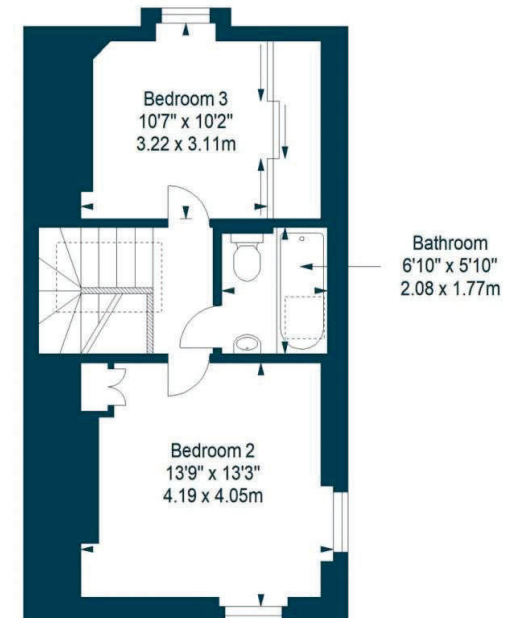


Total area: approx. 154.7 sq. metres (1665.2 sq. feet)

Shed
Approx. 4.3 sq. metres (46.3 sq. feet)



Second Floor
Approx. 41.6 sq. metres (447.8 sq. feet)



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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.