

81 (BF2) Henderson Row
Stockbridge
Edinburgh
EH3 5BE







Attractive south facing lower ground floor flat in a traditional tenement building located in the popular and sought after Stockbridge residential area on the edge of the New Town and which offers an extensive range of local and specialist shops. Stockbridge also features a Health Centre, Library and a good selection of bars and restaurants. Nearby Comely Bank has a Waitrose while Craighleith Retail Park has a large M&S food hall and Sainsbury's.

There are excellent schools in the area and for recreational purposes Inverleith Park, the Royal Botanic Gardens, the Water of Leith Walkway and the Glenogle baths are all close by. The property is within easy walking distance of the City Centre and good local bus services run close by.



Access to the property is through a well-maintained common passage and stair with the added benefit of a security entrance system. The kitchen appliances are included in the sale, their condition is not warranted.

Well-maintained communal garden to rear. Resident permit parking is available on application to the City of Edinburgh Council.

PROPERTY DETAILS

- Entrance Hall with entryphone handset. High level meters cupboard. Built in cupboard.
- South facing Lounge / Kitchen with window to rear overlooking communal garden. Shelved recess with cupboard. Open plan to:
- Fitted kitchen with matching wall and base units. Integrated electric hob, oven and microwave. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Integrated fridge/freezer. The free-standing washing machine is included in the sale.
- Double Bedroom with south facing window to rear.
- Shower Room with shower compartment with mixer shower. White two-piece suite comprising wash hand basin and WC. Mirrored bathroom cabinet. Extractor. Tiled walls.



Viewing: By appointment on 0131 524 3800

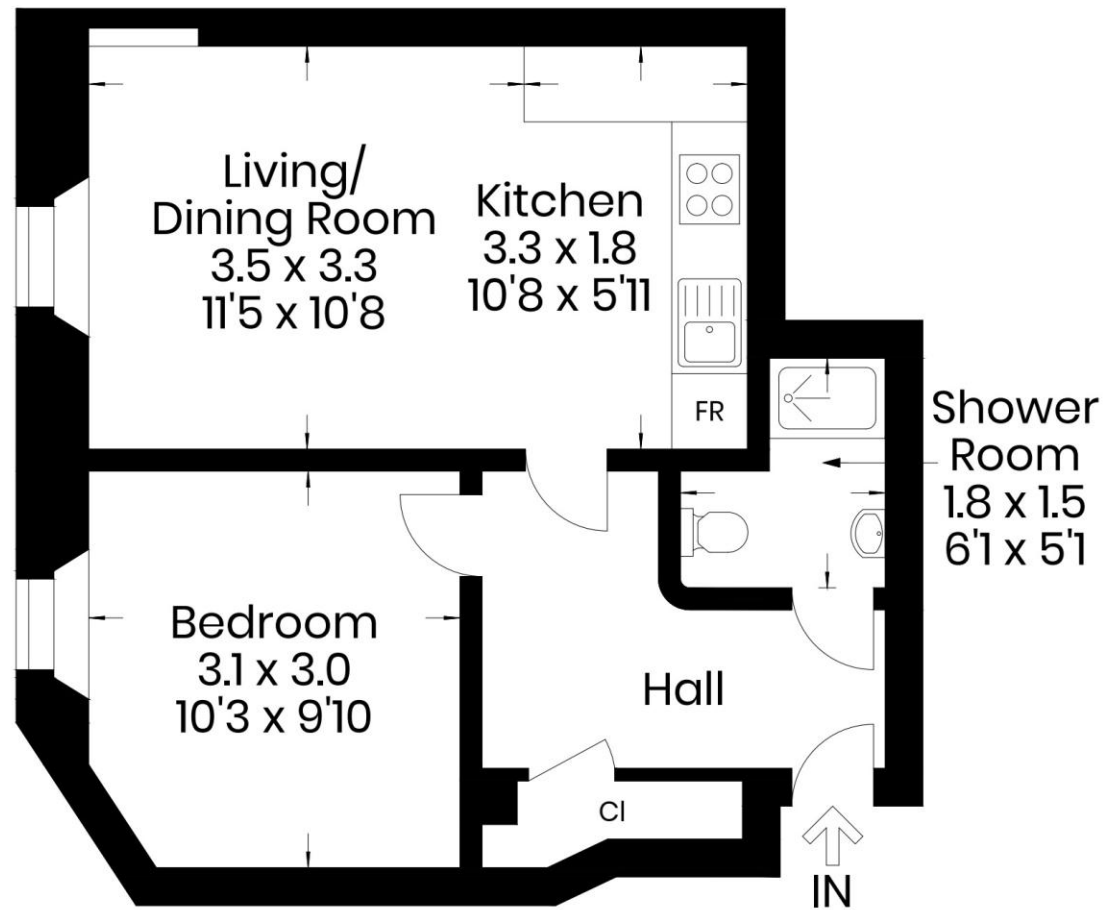


Council Tax Band: B

Energy Performance Rating: C







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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

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