



85/9 Henderson Row  
NEW TOWN | EDINBURGH | EH3 5BE

HENDERSON ROW

85

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## 85/9 Henderson Row

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Well presented and bright two bedroom flat quietly positioned on the top (third floor) flat forming part of a traditional Victorian tenement in Edinburgh's highly desirable Stockbridge.

The property offers spacious accommodation with a pleasant outlook and will make an ideal home for a variety of buyers. The property comprises of an entrance hallway with storage, a bright front facing living room with feature fireplace offering space for relaxing and dining furniture, modern kitchen with floor and wall units and integrated appliances, both bedrooms are quietly situated to the rear - a generously proportioned double bedroom with built in storage and window seat and a good sized second bedroom with integrated storage. The accommodation is completed by a separate wc and a contemporary shower room with waterfall mains shower. The property further benefits from sash and case windows, gas central heating and security entry system and, externally, a communal rear garden and on-street permit parking.

- Traditional and bright top floor flat.
- Well presented with fantastic storage options.
- Front facing living room with open outlook.
- Gas central heating - and sash and case windows.
- South/south-east facing garden.
- Residents' on street permit parking.

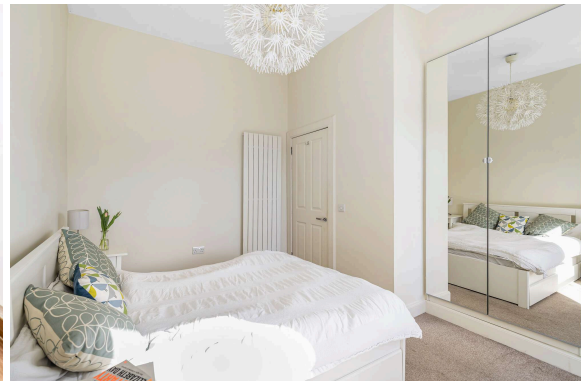
Council Tax D. Energy Rating D.

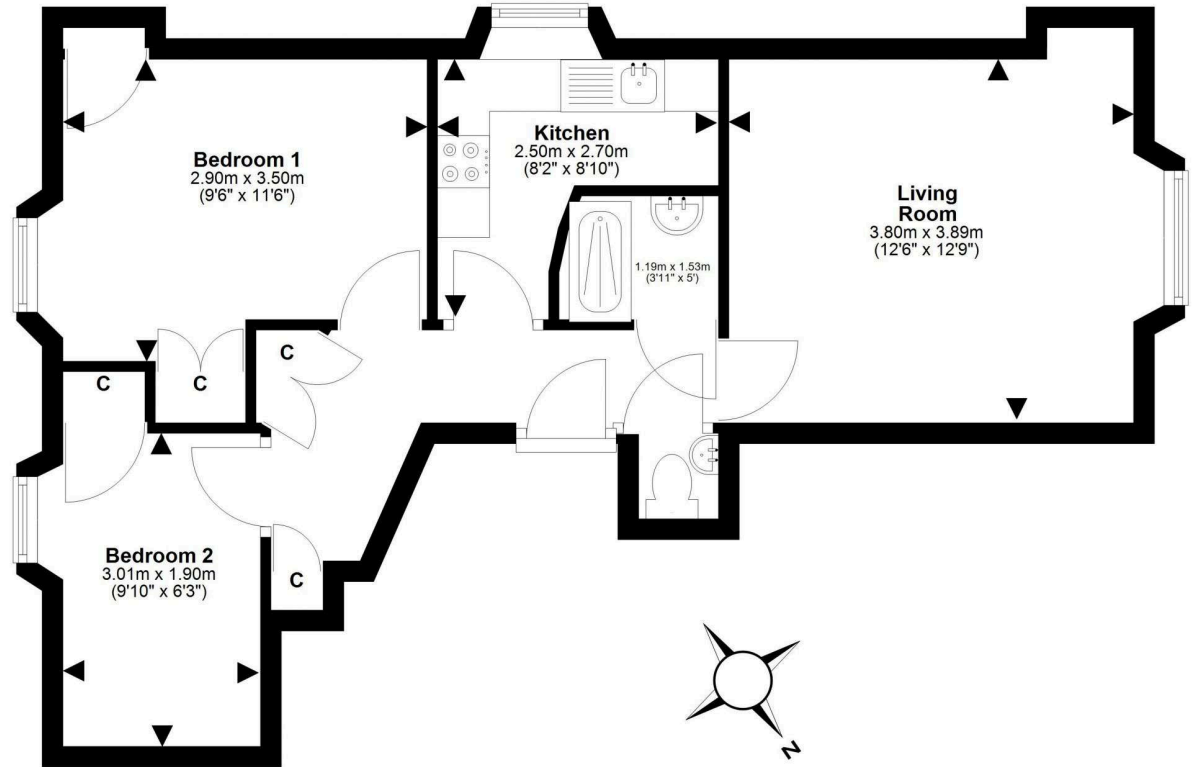
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, washing machine, fridge freezer, and blinds will be included in the sale.

The prestigious Georgian New Town, which is only minutes walking distance from the retail and commercial City Centre, is considered a masterpiece of city planning and is a UNESCO World Heritage Site. This exclusive area enjoys all the benefits of City Centre living with a wide variety of local shops, bistros and restaurants in the Stockbridge and Broughton areas. There are excellent local schools in both the state and private sectors. Regular bus services operate to all parts of the Capital and the Tram service runs straight through the City Centre and out to the Airport. Waverley Station and St Andrews Square Bus Station are also close by. There are several private garden areas within the New Town and the Royal Botanic Gardens and Inverleith Park are easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.