



4A Henderson Row, Edinburgh, EH3

**REVERE**

# Key Features

- Prime Stockbridge Location
- Historic B-Listed Character
- Private and Communal Outdoor Space
- Charming Conservatory
- Period Features



*Set within the heart of Stockbridge, this beautifully proportioned Category B-listed basement flat offers a rare blend of period charm and practical city living in one of Edinburgh's most desirable conservation areas.*





Entered via a welcoming hallway, the property opens into a generous living and dining room, where a classic open fireplace creates a warm and inviting focal point. The adjoining kitchen is well laid out and functional, offering ample workspace for everyday living.

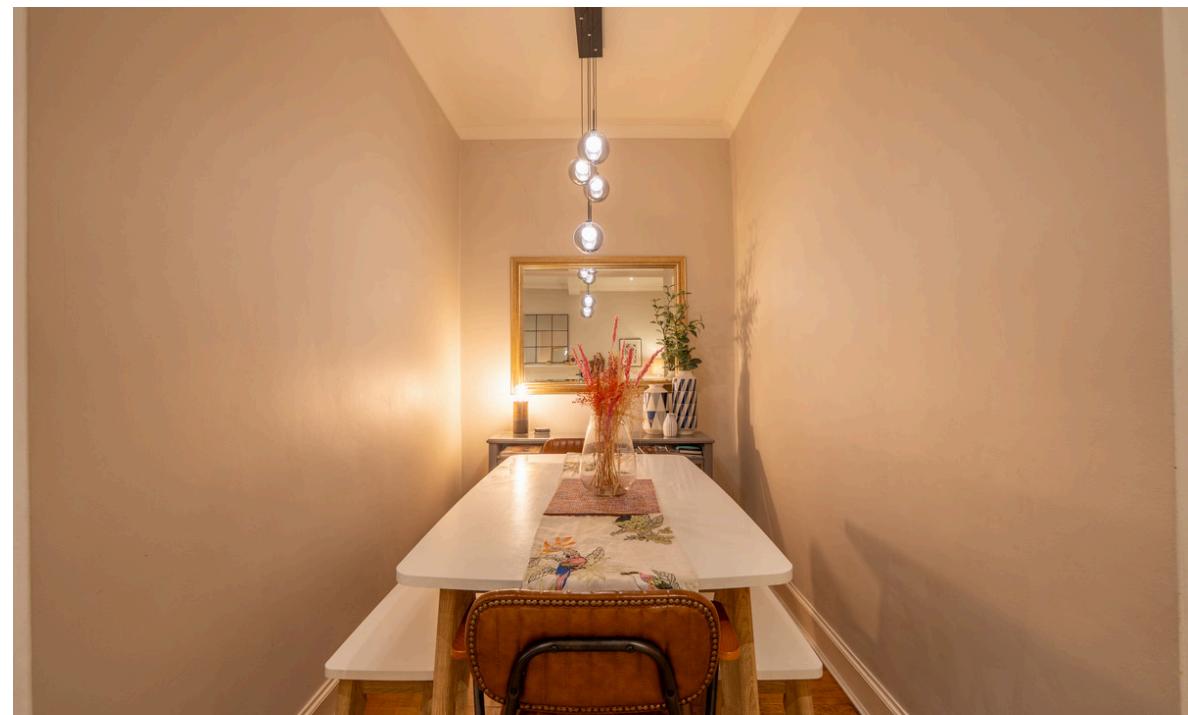
There are two comfortable double bedrooms, both quietly positioned, and a stylish four-piece bathroom featuring a separate shower, providing a well-balanced and versatile layout.

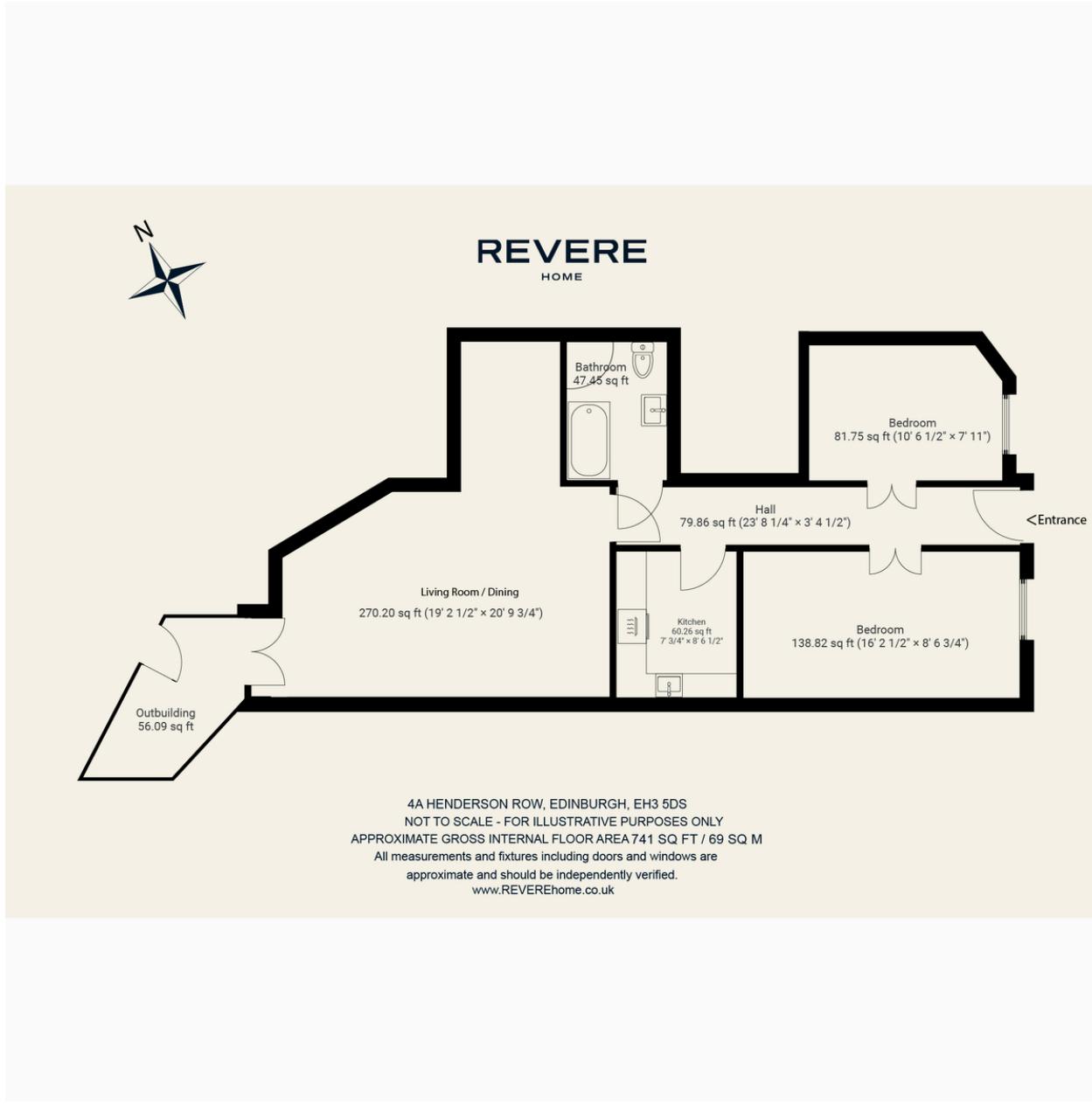
A particular highlight of the home is the bright rear conservatory, which serves as a flexible garden room and creates a strong connection between the interior and the surrounding outdoor space.

Externally, the property benefits from a private front courtyard and access to well-maintained communal garden grounds to the rear. Practicality is further enhanced by two external cellar stores, two of which have been professionally drylined, including a dedicated utility room housing the gas boiler installed in 2021.

Located just moments from Stockbridge's independent shops, cafés, and green spaces, this characterful home offers an exceptional opportunity to enjoy historic surroundings with modern convenience.

To arrange a viewing, please get in touch with a member of Team Revere today.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC