Peebles
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Offers Over £170,000

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91/33 Henderson Row, Edinburgh, EH3 5BH













Forming part of a purpose-built retirement development, this one-bedroom apartment offers an opportunity to enjoy independent living with the added reassurance of a well-managed community setting. Residents benefit from a range of shared facilities including a residents' lounge, guest accommodation, communal gardens and on-site parking, while lift access and a secure entry system add further convenience. Positioned close to Stockbridge and Edinburgh's city centre, the property combines easy access to shops, cafes, green spaces and excellent transport links with a comfortable, low-maintenance lifestyle.

Accommodation

THIRD FLOOR
* Entrance hall with useful storage cupboard
* Living room
* Kitchen
* Double bedroom with fitted storage
* Shower room

ADDITIONAL INFORMATION
* Purpose-built retirement development for residents aged 60 and over
* Third-floor position with lift access
* Secure door entry system
* Electric heating
* Double glazed windows
* Residents' lounge and communal facilities
* Guest suite available for visiting family and friends
* House manager's office within the development
* Well-maintained communal gardens
* Residents' parking available
* Factor fee approx £130 per month (includes energy bills and buildings insurance)

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Approximate Gross Internal Area = 44.8 sq m / 482 sq ft

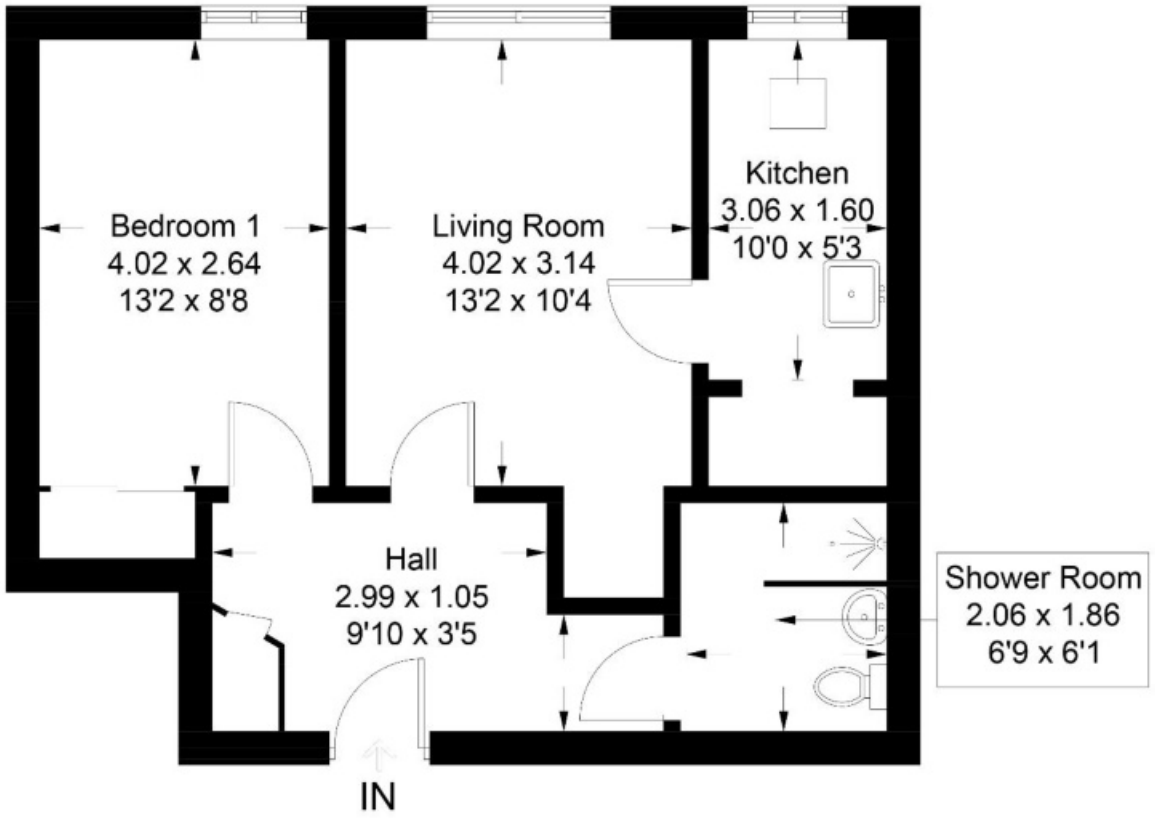


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1341523)

Situation
The exclusive conservation area of Stockbridge was developed as part of the New Town and is located just a short walk from the city centre, has excellent links to efficient bus and tram networks, Waverley and Haymarket stations and convenient access to Edinburgh International Airport and Scotland's motorways. The bustling and unique village atmosphere offers a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques, renowned cheese mongers, fish mongers and a butcher. A Waitrose supermarket can be found at Comely Bank whilst a further range of high street retailers including a Sainsbury's supermarket, Boots and Marks and Spencer are situated at Craigleith Shopping Park. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway provide many pleasant walks, and the Glenogle Swim Centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes.

Fixtures and Fittings
All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services
Mains electricity, water and drainage.

EPC
Band C

Council Tax
Band C

Offers
Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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Interested in this property?
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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Full members of:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.