



81

**81 (2F3) HENDERSON ROW
STOCKBRIDGE
EDINBURGH
EH3 5BE**

This delightful second floor flat forms part of a traditional sandstone tenement within one of Edinburgh's most sought after residential districts which is within easy reach of the City Centre.

Security entry, reception hallway, lounge, separate kitchen, utility cupboard, double bedroom, bathroom and separate wc.

Off peak heating, double glazing and shared rear garden.

Offers Over £138,000





GENERAL DESCRIPTION

This delightful second floor flat forms part of a traditional sandstone tenement within one of Edinburgh's most sought after residential districts which is within easy reach of the City Centre. The property's accommodation is well presented throughout, displaying a number of features. Internally the layout comprises; a reception hallway with access to all rooms and has storage cupboard off. The lounge has front facing windows enjoying an attractive outlook over Edinburgh Academy. The separate kitchen is an internal room with a number of appliances included in the sale price and a utility cupboard is set off the reception hall. The double bedroom again overlooks the Academy and features a large walk-in wardrobe. The separate bathroom and WC are both internal rooms and feature white two piece suites. The property specification includes off peak electric heating and is fully double glazed. Externally to the rear of the property there is shared south facing garden which is mainly lawn.

SITUATION

Stockbridge is within easy reach of the City Centre has everything that a modern city can offer in terms of facilities; commercial and financial services, amenities and communications. There are local shopping facilities in Stockbridge along with those available on Princes Street and George Street, together with banking. There is easy access to a wide choice of bars, restaurants and bistros and to the city's many cultural activities including galleries and theatres. Leisure facilities are well catered for with a choice of gyms, cinemas, the Royal Botanic Garden and the Water of Leith Walkway provide lovely walks. Regular bus services run to and from many parts of the City Centre and surrounding areas, and Waverley Railway Station is also within easy reach.





ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE

10'11" x 10'11" 3.33m x 3.33m

KITCHEN

6'6" x 6'1" 2.00m x 1.86m

BEDROOM

10'7" x 10'1" 3.22m x 3.08m

BATHROOM

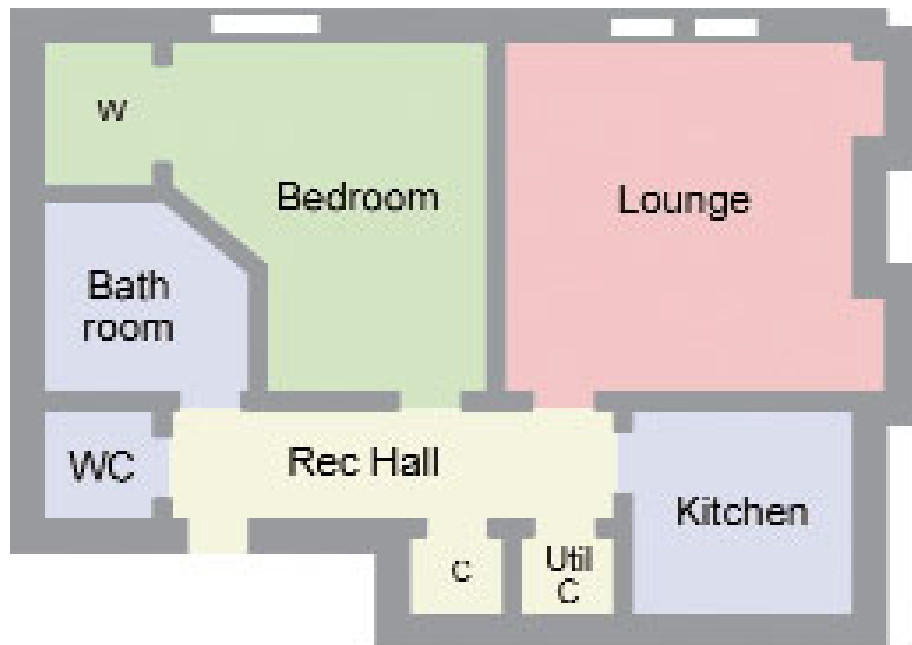
6'4" x 5'7" 1.93m x 1.70m

WC

3'5" x 3'5" 1.04m x 1.04m

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Schematic Diagram only - Not to scale

ENTRY

By Arrangement.

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £138,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

