



34

**34/2 HENDERSON ROW
NEW TOWN
EDINBURGH**

Impressive and exceptionally spacious second floor apartment within a handsome Georgian building situated in Edinburgh's prestigious New Town, close to excellent City Centre amenities.

Grand reception hall, elegant sittingroom, kitchen/breakfast room, utility room, five double bedrooms, second double bedroom with en-suite, family bathroom, separate w.c.

Sash and case windows, gas central heating, Fine period features, intercom system, ample storage cupboards, basement storage, residents' zone parking.

Offers Over £399,950



GENERAL DESCRIPTION

This elegant apartment provides excellent accommodation, versatile in its extensive layout, superbly well maintained and presented in excellent decorative order. A wealth of character and many fine period features have been retained including traditional sash encasement windows with working shutters to all rooms, decorative cornice work, marble fire places and Georgian stone slabbed floor to the kitchen/breakfast room. A gas central heating system serves panel radiators providing comfort and economy. Basement cellars which are private to this property provide additional storage space. In addition to this outstanding apartment there is zone private permit parking (Zone 5a) and a newly refurbished staircase to the entrance. No amount of descriptive detail can do justice to this apartment therefore immediate viewings are strongly recommended.

SITUATION

The property is situated in the much sought after New Town district of Edinburgh, less than one mile north of the City Centre. The property is ideally located for excellent local services and amenities. Princes Street is within easy walking distance where there is a large variety of shops, cafes and restaurants. The popular Stockbridge area, with its many restaurants, wine bars and shops, is less than five minutes walk. Also within easy walking distance is the magnificent Royal Botanical Garden. Keys can be purchased for the secluded and private Queen Street Gardens. The St Andrews Square Bus Station and Waverley Railway Station are also both within easy walking distance and regular bus services run close by to many areas.



ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALLWAY

20' x 7'11" (6.09 x 2.41m)

A generously proportioned and well presented welcoming reception hall with fitted carpet, cornice to ceiling and an Edinburgh press. Radiator. The main door is substantial and is flanked by privacy glazed panels overhead and to side. There are two beautiful modern chandeliers to be included in the sale. Entry phone handset and access to all the accommodation is from the hall. A separate w.c just off the hallway fitted with pedestal basin.

SITTINGROOM

20'01" x 18'04" (6.12 x 5.59m)

The sittingroom is superbly elegant, spacious and bright with two wonderful sash encasement windows complete with working shutters. Stunning floor to ceiling original mirror and beautiful drapes included in the sale. Carpeted floor, decorative cornice and a beautiful marble fireplace with slate inset. Two radiators. Light is provided in the way of an outstanding modern chandelier to be included in the sale, controlled by a touch pad lighting system.

KITCHEN/BREAKFAST ROOM

19'03" x 12'06" (5.87 x 3.81m)

The kitchen/breakfast room has ample floor space for a large dining table and chairs. The feature stone flooring adds quality to this fantastic sized kitchen/breakfast room. There is a wonderful arrangement of wall and base mounted units providing ample storage, with complimentary work surfaces which include the stainless steel sink and draining board. The integrated dishwasher is included in the sale. There is an American made Dacor four burner gas hob with stainless steel splashback and stainless steel hood with double oven to be included in the sale.



UTILITY ROOM

8'3" X 3'11" (2.51 x 1.19m)

The utility room is situated just off the kitchen and is provided with matching work surfaces and a Belfast sink. A freezer, tumble dryer and washing machine are included in the sale.

MASTER BEDROOM

20'09" x 16'06" (6.32 x 5.03m)

This impressive master bedroom faces out onto Perth Street through the twin sash and case windows provided with working shutters and beautiful drapes. Storage is provided in the way of a large walk in wardrobe. Carpeted floor. Elegant diamond and square fireplace. Two radiators. Edinburgh press.

BEDROOM 2

18'3" x 11'7" (5.56 x 3.53m)

The second double bedroom is situated to the rear of the property and has traditional sash encasement window with working shutters. Beautiful cornice to ceiling with picture rail, a carpeted floor and access to a convenient en-suite showerroom.

EN-SUITE SHOWERROOM

The en-suite shower room has a large double cubicle tiled to full height with mains shower and glass shower door, pedestal wash basin, w.c and a ladder style radiator.

BEDROOM 3

17'3" x 12'1" (5.26 x 3.68m)

This double bedroom looks out onto Perth Street and has a sash encasement window with drapes. Beautiful cornice to ceiling with picture rail and a carpeted floor.



BEDROOM 4

14'6" X 11'9" (4.12 x 3.58m)

The fourth double bedroom faces out onto Henderson Row and has a beautiful sash encasement window with working shutters and drapes. An Edinburgh press, a carpeted floor and a radiator.

BEDROOM 5

15'5" X 7' (4.69 x 2.13m)

Also facing out onto Henderson Row this bedroom has a beautiful sash and case window with working shutters and drapes. Carpeted floor and beautiful cornice and a radiator.

BATHROOM

6'11" x 6'1" (2.11 x 1.85m)

Superbly presented bathroom with enamel bath with shower over and tiled to half height. Wall mounted stylish basin and W.C. an illuminated mirror and a ladder style radiator.

boutiquehouses.com

sold on style™

If you are, call us to find out more about our bespoke service.



Schematic Diagram only - Not to scale

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.

ENTRY

By Arrangement

VIEWING

Sundays 2-4pm or by appointment with solicitors 0131 315 2638

PRICE

Offers Over £399,950