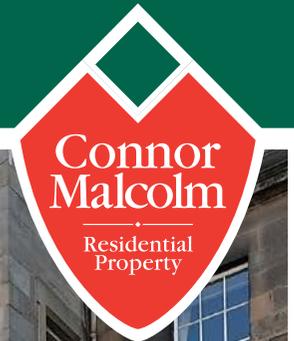


105 (1F1) HENDERSON ROW, STOCKBRIDGE, EH3 5BB



Delightful first floor flat situated in one of Edinburgh's most sought-after residential areas

OFFERS OVER £290,000

VIEWING:
BY APPOINTMENT THROUGH
SOLICITORS ON 0131 557 3188

Viewing is highly recommended of this delightful first floor flat, situated in one of Edinburgh's most sought-after and highly-regarded residential areas. The extremely well-presented accommodation, which benefits from fresh décor, comprises a well-maintained communal entrance with secure access and an entryphone system, a welcoming hall, and a bright, spacious lounge/diningroom housing a lovely fireplace and with windows to both the front and side making this a particularly bright room with space for both seating furniture and a dining table and chairs with ease. There is a well-fitted breakfasting kitchen with plenty of wall and base units and a recessed area to side which can easily accommodate a breakfasting table and chairs. The accommodation is completed by two good-sized double bedrooms and a bathroom housing a three-piece suite comprising a Jacuzzi bath with washhand basin and w.c. to side. The property further benefits from gas central heating, a lovely, well-maintained communal south-facing garden to the rear and permit parking to the front. The extras offered with the sale include all carpets, curtains and blinds and all the kitchen appliances. Some of the other pieces of furniture in the flat will be made available to the successful purchaser by separate negotiation.

The property is ideally located to take advantage of many of the local amenities, including a ScotMid Co-op supermarket which is a 5-minute walk from the property with larger superstores including Tesco, Waitrose and Lidl within the local area. Stockbridge, with its cobbled streets, classical architecture and upscale bars and coffee shops, is popular with locals and visitors alike. The Stockbridge Market is held every Sunday with a great selection of artisan stalls. There is a library and a choice of GP surgeries within walking distance of the property and a bus stop close by gives locals frequent buses into the City Centre and other parts of the City. Also located in the area are the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway.

EPC BAND: C







First Floor

Approx. 76.0 sq. metres (818.0 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



PROPERTY DEPARTMENT
1 INVERLEITH TERRACE, EDINBURGH EH3 5NS
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

