

SIMPSON & MARWICK



The Corner House, 97 Henderson Row, New Town, Edinburgh, EH3 5BB



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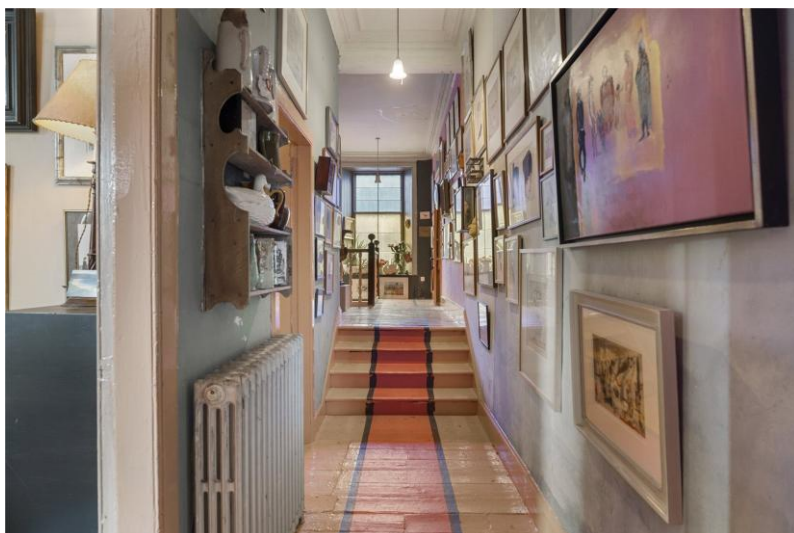
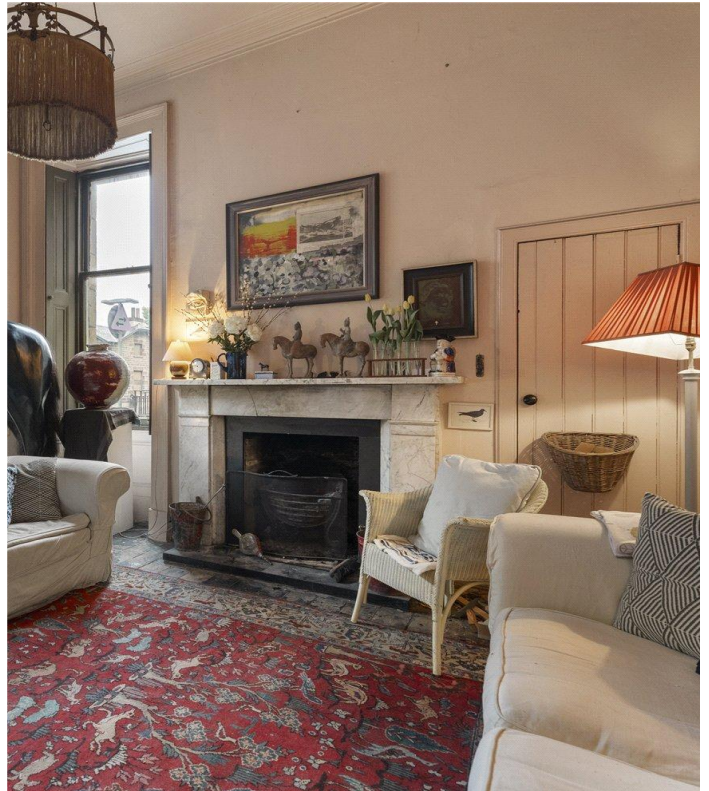
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EPC: C (70)

Council Tax - E

Distinctive main door period home with flexible accommodation in the heart of New Town



- Main door period home
- Landmark corner position
- Three double bedrooms
- Bay-windowed living room
- Flexible lower level
- Kitchen and dining room
- Utility room included
- South-facing garden
- Prime New Town location

Occupying a prominent corner position on Henderson Row, The Corner House is a distinctive main door period property extending to approximately 197 sq m, offering a rare combination of character, scale and flexibility within one of Edinburgh's most sought-after residential locations. Rich in personality and retaining an abundance of classic Edinburgh charm, the property presents an exciting opportunity for a new owner to create a truly exceptional home.

The main door opens at ground floor level into a welcoming hall, leading to an impressive bay-windowed living room with excellent natural light, high ceilings and period detailing. There are three well-proportioned double bedrooms, including a generous principal bedroom, together with a family bathroom.

A staircase leads down to the lower ground floor, where the accommodation continues with a spacious kitchen and dining room, utility room and shower room. This level also includes two substantial flexible rooms, ideal as recreation space, home office, studio, gym, cinema room or guest accommodation. There is also access from this level, including a door leading directly to the communal south-facing garden

The property further benefits from a south-facing communal rear garden and its landmark corner position, generous proportions and scope for personalisation make this a particularly appealing home in a highly desirable central Edinburgh setting.

Location

Situated between the New Town and Stockbridge, Henderson Row enjoys an enviable position within one of Edinburgh's most desirable residential districts. The area is renowned for its elegant period architecture, vibrant village atmosphere and outstanding range of amenities. Stockbridge offers an excellent selection of independent cafés, restaurants, bars, galleries and boutique shops, while the popular Sunday Market and nearby Water of Leith provide excellent leisure opportunities. Edinburgh's City Centre, Waverley Station and the city's financial district are all within easy reach, while a variety of green spaces including Inverleith Park and the Royal Botanic Garden are close by. The area is also well served by highly regarded schooling and excellent public transport connections.

Fixtures and Fittings

Please note that items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick

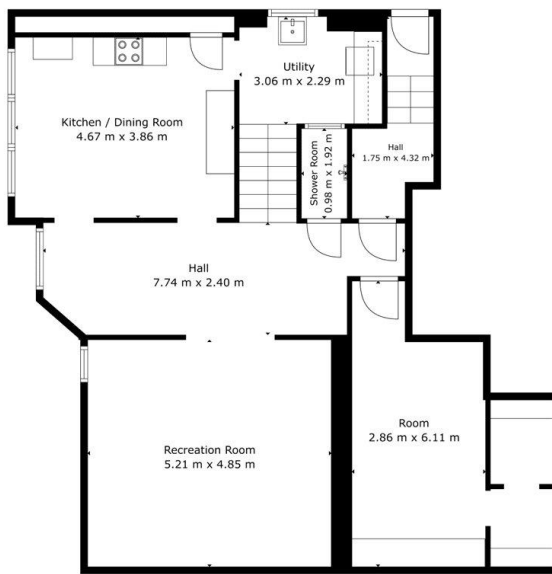


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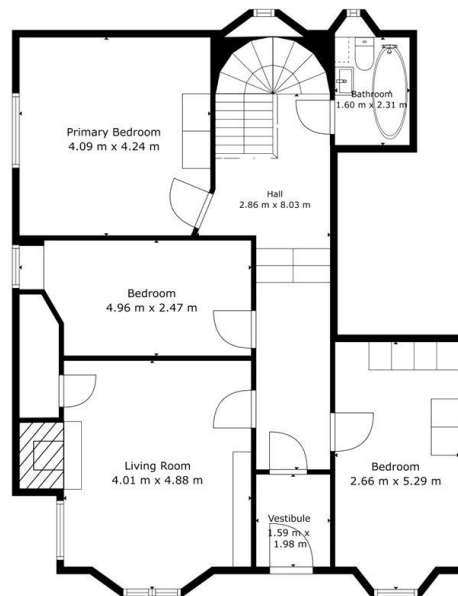
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Approx. Gross Internal Area:
2120.49 Sq Ft (197 Sq M)

For identification purposes only. Not to scale.



Ground Floor



1st Floor

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		