

SIMPSON & MARWICK



50 Henderson Place, Stockbridge, Edinburgh, EH3 5DJ



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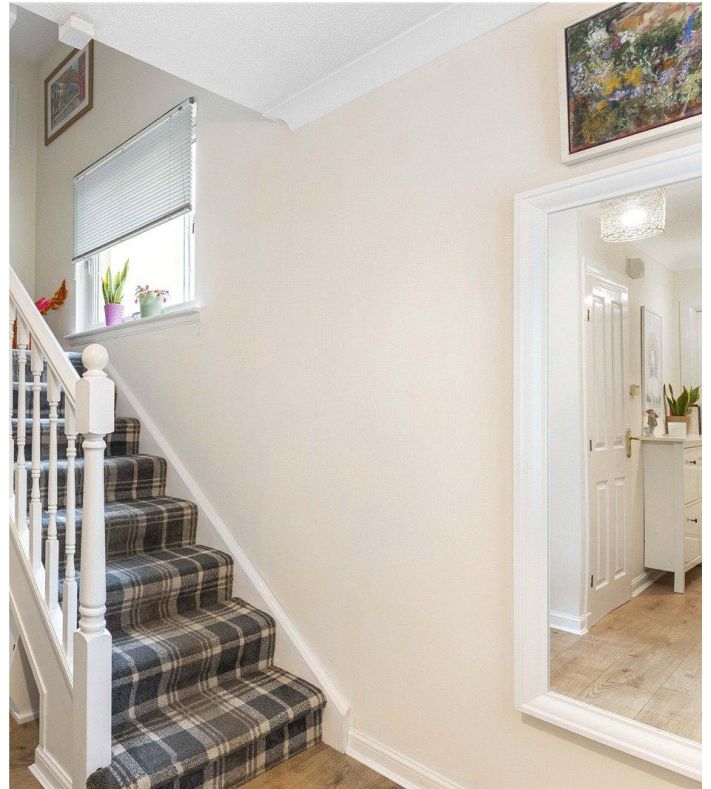
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EPC: C (78)

Council Tax -

Spacious four-bedroom townhouse in thriving Stockbridge/New Town.



- Townhouse
- Spacious living area
- Well-equipped utility room
- Four bedrooms
- Three modern bathrooms
- Gas central heating
- Double glazing
- Single garage parking and permit parking
- Balcony
- Excellent condition

This impressive townhouse offers a perfect blend of modern living and classic charm, situated in the desirable area of Stockbridge, Edinburgh.

On the ground floor, you will find a well-equipped utility room providing convenience and functionality. Adjacent lies a spacious bedroom, adding versatility as a guest room or home office.

The first floor boasts two generously-sized bedrooms that offer ample space for relaxation, complemented by double-glazed windows providing both noise reduction and energy efficiency.

Gas central heating delivers consistent warmth throughout the property, ensuring comfort and efficiency. The townhouse is further enhanced by private, well-kept gardens surrounding the property, perfect for enjoying the outdoors. Furthermore, a single garage offers secure parking and storage, a valued addition in the area. With a condition rating of 9, this property is presented in excellent condition.

Location

Stockbridge is a vibrant neighbourhood known for its eclectic mix of shops, cafes, and restaurants, providing a village feel within the heart of the City Centre. It is within walking distance of many of Edinburgh's renowned cultural and leisure facilities. Excellent local schools and convenient transport links further enhance the appeal of this locale.

Fixtures and Fittings

All blinds, curtains, built in kitchen appliances and light fittings without the lamp shades are included in the sale of this property.

Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only

50 Henderson Place

Approx. Gross Internal Area:

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		