NEILSONS

Solicitors & Estate Agents



Offers Over

£525,000

13 Henderson Terrace

Ardmillan | Edinburgh | EH11 2JY

Offered to the market chain-free, this exceptional mid-terraced Edwardian house offers generous and flexible accommodation in a superb location within walking distance of the city centre and close to excellent amenities.

- 3 Bedrooms
- 2 Reception rooms
- 1 Bathroom & guest WC
- Private front & rear gardens
- On street parking
- EPC Band - C
- Council Tax Band - D



Description





This beautifully presented mid-terraced home offers a superb blend of period charm and contemporary living, with a stunning rear extension creating a spacious, light-filled open-plan kitchen and dining area. Designed with modern lifestyles in mind, this impressive space provides the perfect setting for both everyday family life and entertaining, benefitting from an abundance of natural light thanks to six Velux roof windows, which help create a bright and airy space throughout the day. Direct access to the private rear garden allows for a seamless connection between indoor and outdoor living. The flexible accommodation is arranged over two levels, with the ground floor comprising an inviting reception room featuring an attractive period fireplace, a stylish open-plan kitchen and dining area with integrated appliances, and a versatile additional room which could be utilised as a third double bedroom or further reception room. A convenient guest WC completes the ground floor accommodation. Upstairs, there are two generously proportioned double bedrooms and a family bathroom with modern white suite and shower. Further benefits include gas central heating served by a recently installed boiler, fitted with Hive controls allowing the homeowner to control the heating remotely via an app, and double glazing throughout, ensuring convenience, comfort and efficiency. Combining characterful features with thoughtfully designed contemporary spaces, this appealing home offers flexible and sociable accommodation ideally suited to a range of buyers.

Extras

All fitted floor coverings, light fittings and blinds will be included in the sale along with the integrated kitchen appliances. Items of furniture are available to be included by separate negotiaton, offering a home in true turn-key condition.



Gardens & Parking

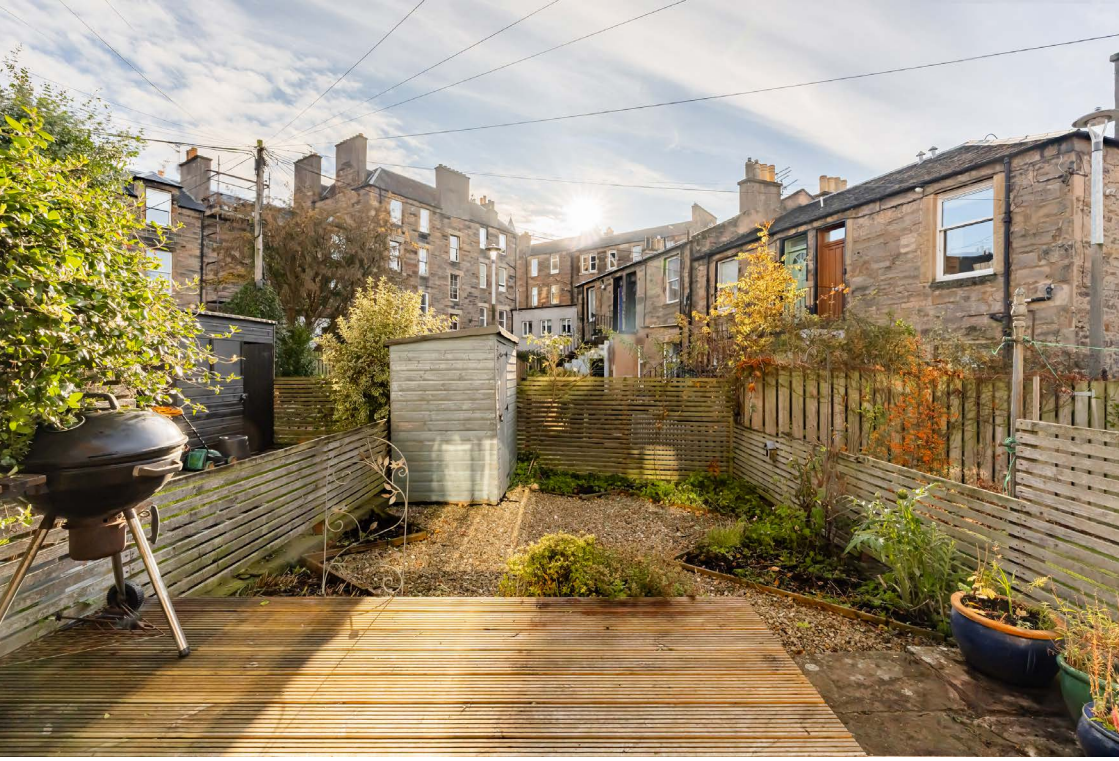
The house benefits from low-maintenance private gardens to both the front and rear. The front garden sets the house back from the street with a neat privet hedge and pebble chipped area with pathway leading to the front door. The landscaped rear garden has decking and pebble chipped areas, ideal for relaxing, entertaining and al fresco dining during the warmer months. A garden shed provides useful storage for garden equipment and furniture. Free on street parking is available immediately outside the property between the hours of 9.30am to 4pm Monday to Friday and all day on Saturday and Sunday. Edinburgh Council Permit Holder Parking can be purchased to park on neighbouring streets.



Viewing

By appointment through Neilsons 0131 625 2222.





Location

Ardmillan borders the popular Polwarth, Merchiston and Dalry districts to the southwest of the city centre, within easy walking distance of Haymarket station and a wealth of excellent amenities. The area combines a strong sense of community with convenient city living with the neighbourhood offering a wide range of shops, cafes, and essential services, while major roads and frequent public transport links make the city centre easily accessible. Outdoor enthusiasts will appreciate nearby Harrison Park and the scenic Union Canal, perfect for walking, cycling, or enjoying green space. Leisure options are also close at hand, with Fountain Park providing a cinema, restaurants, and entertainment for all ages. With its mix of convenience, connectivity, and charm, Ardmillan is an appealing location for families, professionals, and first time buyers alike.





Approx. Gross Internal Floor Area 115 Sq M / 1239 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year