

COULTERS®

WELCOME TO:  
HENDERSON ROW

12 Henderson Row, New Town, Edinburgh, EH3 5DS



## HENDERSON ROW AT A GLANCE:



Sought after New Town location



Traditional one-bedroom flat



Stunning living room with log-burning stove



Walking distance of Stockbridge



King George V Park nearby



Private patio and Office space



## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. The fridge, washer/dryer, dishwasher and the garden furniture are included as well. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

A beautifully presented, one-bedroom, main door, Georgian lower ground property in a traditional New Town tenement. This much-loved home has been refurbished and upgraded by the current owner to offer immaculate and outstanding accommodation throughout. Enviable located, it is in walking distance of fashionable Stockbridge and the city centre. Its proximity to Inverleith Park, and The Royal Botanic Gardens, as well as private patio and secluded home office, make this a wonderful opportunity as a home or investment.

- Spectacular living room with a warm and inviting Scandinavian style interior of muted neutral tones, complimented by a log-burning stove and pristine wooden flooring. Leads into adjacent kitchen
- Chic contemporary white kitchen with sleek moulded Corian style wall and floor cabinetry, and worktops alongside integrated appliances including American style fridge, oven and hob, washer/dryer and dishwasher
- Fresh and elegant double bedroom overlooking the rear of the property, features eye-catching exposed original stonework over attractive fireplace recess, fitted carpets and open wardrobe
- Well-presented modern walk-in shower room including heated towel rail
- Inviting private enclosed front patio with seating area, limewashed wall, and two fully lined cellars, one converted into a thoughtfully designed office space
- Gas central heating throughout
- Connected mains and interlinked smoke heat and CO2 alarms
- On-street permit parking

## LOCATION, LOCATION, LOCATION:

The property is situated in a desirable New Town location, a stones' throw from the city centre and Stockbridge, with its fashionable bars, artisan coffee shops, popular weekend market, and delicious eateries.

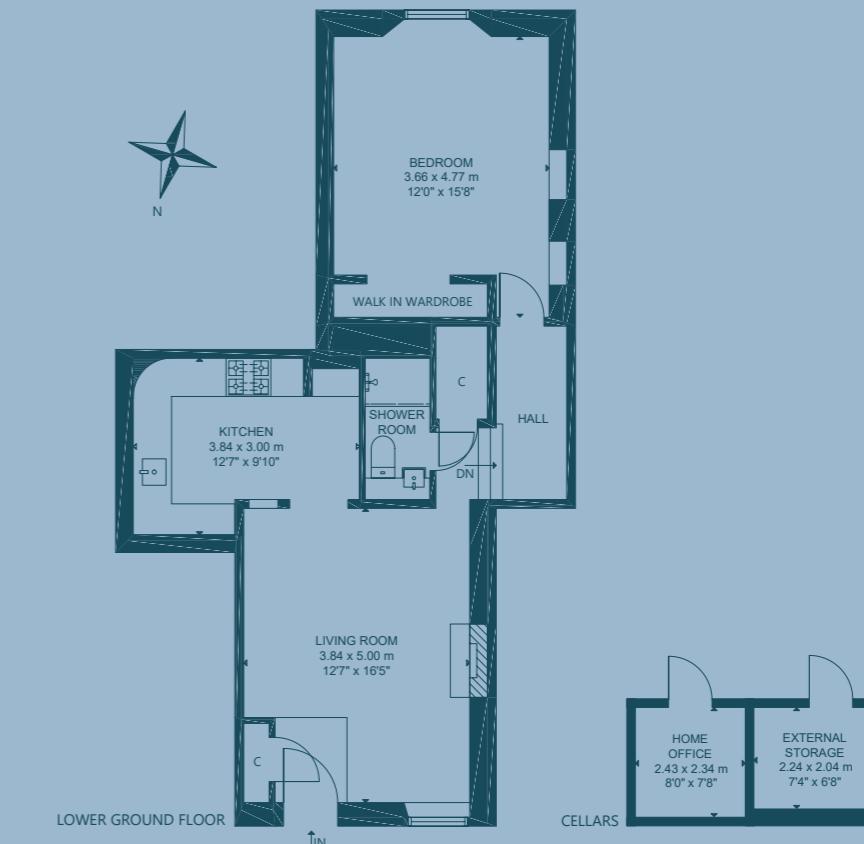
Princes Street, George Street, and the newly opened St James Quarter is just over 15 minutes' walk. There is a Tesco Express, and Margiotta Food and Wine on nearby Dundas Street, and the popular pubs The Wally Dug, Hamilton's, and The Cumberland are within walking distance. Larger shopping is available at Tesco in nearby Canonmills and there is a Waitrose in Comely Bank.

The green space of George V Park is close by. Inverleith Park and The Royal Botanic Gardens are in walking distance as is The Water of Leith. Recreational opportunities await at Glenogle Swimming Centre, Drummond Lawn Tennis Club, Tribe Yoga, and Bannatyne Gym, all within walking distance.

Waverley Railway Station, Edinburgh Bus Station, and the Tram link to Edinburgh Airport are a little over 15 minutes' walk or a 5 minute bus journey from Dundas Street.



## FLOOR PLAN:



12 Henderson Row, New Town Edinburgh, EH3 5DS

Approx. Gross Internal Area

815 Sq Ft - 76 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

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-  [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)
-  0131 603 7333
-  [coultersproperty.co.uk](http://coultersproperty.co.uk)

