




COULTERS[©]

60/2 HENDERSON ROW

NEW TOWN, EDINBURGH, EH3 5BJ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

60/2 Henderson Row is a lovely, warm and inviting lower ground floor flat, offering charming accommodation. Superbly situated, the home borders the elegant New Town and charming Stockbridge, both highly sought after areas.

The well-proportioned sitting room is an engaging, appealing space with views to the front of the property and a beautiful exposed original stone wall creating a delightful feature, in addition to the pretty fireplace. Upright contemporary radiators enhance the cosy nature of the room.

KEY FEATURES



Charming lower ground flat.



One double bedroom.



Shared patio area and private cellar.



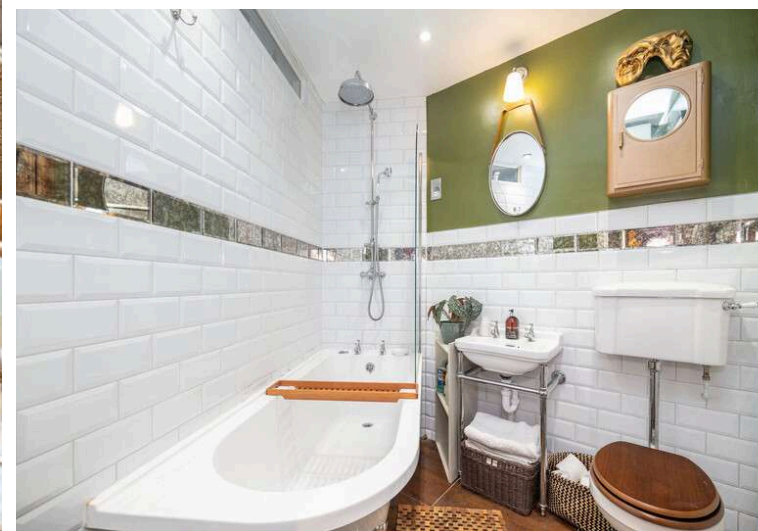
On-street residents parking.



Located in the sought after New Town.



Independent retailers and cafes nearby.



Fitted with wall and base mounted cabinetry and a wooden worktop, well lit with overhead downlighters and under counter lighting, the practical kitchen has an integrated electric hob, oven, extractor hood, fridge/freezer and washing machine in addition to a modern “metro style” tiled splashback. The double bedroom benefits from a fitted cupboard and further views to the front. Upgraded by the current owner, the modern bathroom has a white bathroom suite comprising bath (with shower over), WC and wash hand basin.

Externally, there is a shared, sheltered south east facing patio area (perfect for growing plants) and a cellar and separate store. Permit holder residents parking is available on the street outside.



THE LOCAL AREA

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.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

GET IN TOUCH



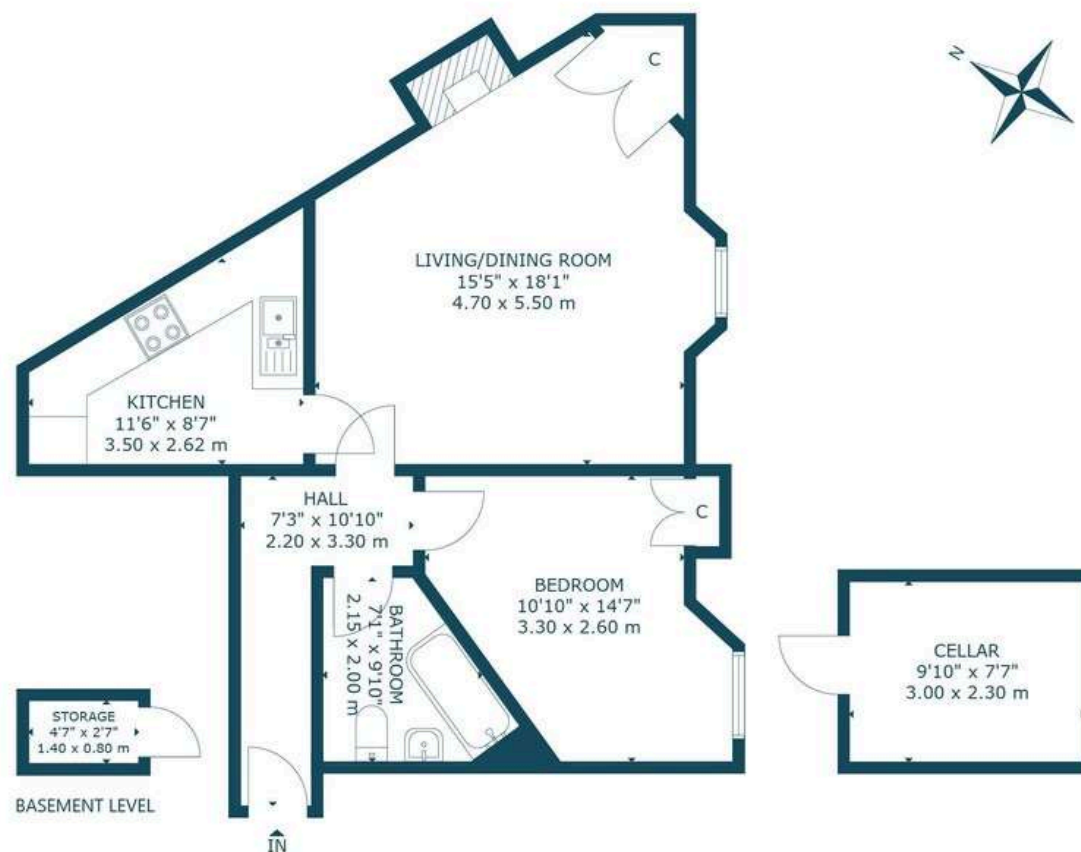
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 643 SQ FT / 60 SQ M

STORAGE 12 SQ FT / 1 SQ M, CELLAR 74 SQ FT / 7 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.