

COULTERS<sup>©</sup>

WELCOME TO:

# HENDERSON ROW

32 Henderson Row, New Town, Edinburgh, EH3 5DN



## HENDERSON ROW AT A GLANCE:



Desirable  
New Town address



B-listed main door four-  
bedroom property



Elegant South-  
facing lounge



Walking distance of  
Stockbridge



The Royal Botanic  
Garden close by



Highly-regarded  
schooling nearby

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

This is a generously proportioned B-listed main door property situated in a popular area of Edinburgh's New Town. Positioned in a prime residential street of elegant Georgian grandeur with four double bedrooms, spacious living areas, and fine period details it has the potential to be an ideal family home. Its proximity to Stockbridge, the newly opened St James Quarter, highly-regarded schooling, and the city centre make this a rare opportunity.

- Elegant South-facing lounge with expansive sash and case windows overlooking Henderson Row. Fine period details include exquisite ceiling rose, cornicing, two shelved Edinburgh presses and a marble fireplace now with electric fire.
- Bright South-facing fitted kitchen with front aspect. It offers ample wall and floor storage, worktop space and integrated appliances including gas hob and oven.
- Extensive principal carpeted double bedroom with twin sash and case windows and rear aspect. Features two built-in cupboards and will allow for a versatile furniture configuration.
- Three further good-sized double bedrooms all with sash and case windows.
- Family bathroom with hidden cistern WC, washbasin built into vanity and bath.
- Tiled shower room, with washbasin and hidden cistern WC.
- Gas central heating throughout.
- On-street (permit) parking.





## LOCATION, LOCATION, LOCATION:

Henderson Row is a sought-after street of elegant Georgian houses situated in Edinburgh's beautiful New Town. The property is in an enviable location within walking distance of Stockbridge and Canonmills. It is an excellent position from which to enjoy fashionable bars and pubs and renowned eateries such as The Stockbridge Restaurant and The Scran and Scallie.

Princes Street, George Street, and the newly opened St James Quarter are just over fifteen minutes' walk away. There is a Margiotta Food and Wine on Dundas Street, and convenience stores, pharmacies, hairdressers and more on Raeburn Place. 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 minutes away, and Inverleith Park, and The Royal Botanic Garden are easily reached. Recreational opportunities await at the nearby Glenogle Swim Centre, Drummond Lawn Tennis Club, and Bannatyne Gym.

Schooling includes Stockbridge Primary, and Broughton High School. It is well placed for some of the city's finest private schools including Edinburgh Academy, Fettes College, and George Heriot's School.

Waverley Railway Station, Edinburgh Bus Station, and the Tram link to Edinburgh Airport are a little over fifteen minutes away.



## FLOOR PLAN:



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Approx. Gross Internal Area  
2,159 Sq Ft - 201 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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