










Offers Over
£165,000

91/29 Henderson Row

New Town | Edinburgh | EH3 5BH

This attractive, well presented second floor retirement flat (lift access to all floors), is ideally located in the New Town, a central location within walking distance of the City Centre and excellent local amenities. Set within beautifully maintained communal grounds residents parking is available. Internal viewing is recommended to be fully appreciated.

-  1 Bedroom
-  1 Public Room
-  1 Shower room
-  Residents parking
-  Communal gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

In brief the accommodation comprises; lift/stair access to all floors, welcoming entrance hallway with deep built-in storage cupboard, spacious and bright twin-windowed lounge/dining, stylish fitted kitchen, well proportioned double bedroom with fitted wardrobes and modern wet room. Further benefits include double glazing and electric storage heating (please note the electric storage heater in the lounge is currently not working).



Extras

All fitted floor coverings will be included in the sale together with the fridge/freezer, washing machine and cooker.

Gardens & Parking

The property is set within beautifully maintained communal garden grounds together with residents parking available.

Additional information

A service charge of approximately £125 per month is payable to James Gibb for the upkeep of the communal areas, housing manager, 24 hour alarm system plus a guest suite that can be booked in advance for visitors. An age restriction will apply and further details can be made available by James Gibb.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

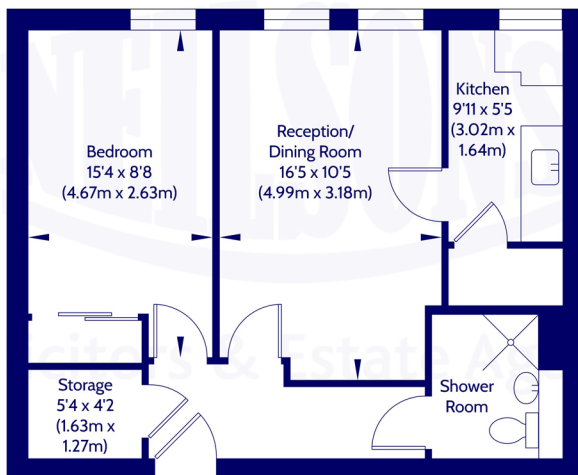
The property is situated within the New Town district of the city providing many local shops and services for everyday requirements. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in nearby Canonmills and on Broughton Street, both of which have a great selection of busy bars, boutique shops and cafes. Leisure facilities within the vicinity include the popular St James Quarter, with its superb range of high street retailers and eateries, the Playhouse Theatre and Omni Centre's Health & Fitness Centre and multiscreen cinema, pleasant walks can be enjoyed along the Water of Leith, at the Royal Botanic Gardens and in Inverleith Park, which is within close proximity. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city. This includes the York Place Tram stop within walking distance.





Approx. Gross Internal Floor Area 46.69 Sq M / 503 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

