



COULTERS<sup>©</sup>

# 21/1 HENDERSON ROW

STOCKBRIDGE, EDINBURGH, EH3 5DH

 3 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

21/1 Henderson Row is a quietly positioned first floor flat forming part of a traditional Victorian tenement in Edinburgh's highly desirable Stockbridge. Accessed from Henderson Row but peacefully situated to the rear of the building, the property is both spacious and well-looked after, offering an ideal home for a variety of different buyers.

The property comprises; a bright open plan sitting room and modern kitchen with space for dining as well as a utility cupboard; large principal bedroom with intricate cornicing and Edinburgh press, generously proportioned second bedroom with a good sized cupboard, single bedroom or study with built-in wardrobe, and a contemporary bathroom with shower over bath. A large storage cupboard is situated off the hall.

The property further benefits from a secure door entry system, gas central heating (boiler replaced approximately 4 years ago), double glazing and nearby on-street permit parking. The shared garden to the rear is well-looked after and has a sunny aspect.

## KEY FEATURES



First floor flat with three bedrooms.



Quiet position to the rear of the building.



Shared gardens to the rear.



Permit parking available.



Public schools and the prestigious Edinburgh Academy on your doorstep.



Well-positioned for both New Town and Stockbridge amenities.

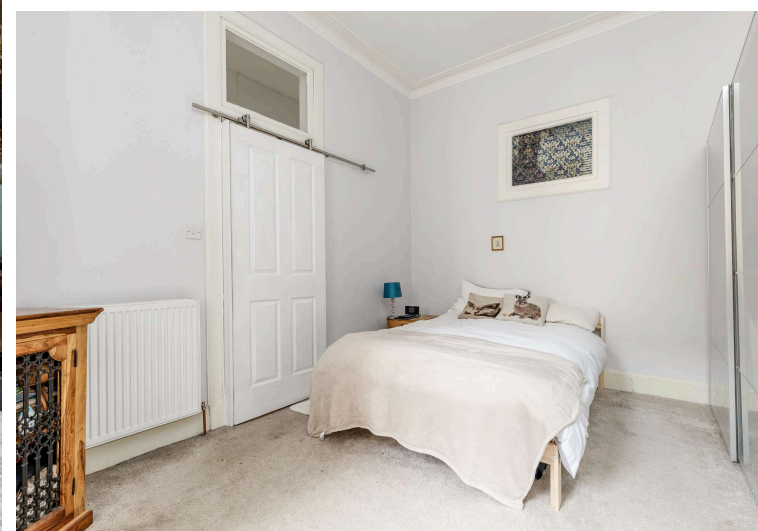


EPC Rating - C



Council Tax Band - D





The development is factored by Edinburgh Block Management and at an approximate monthly cost of £29.

## EXTRAS

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



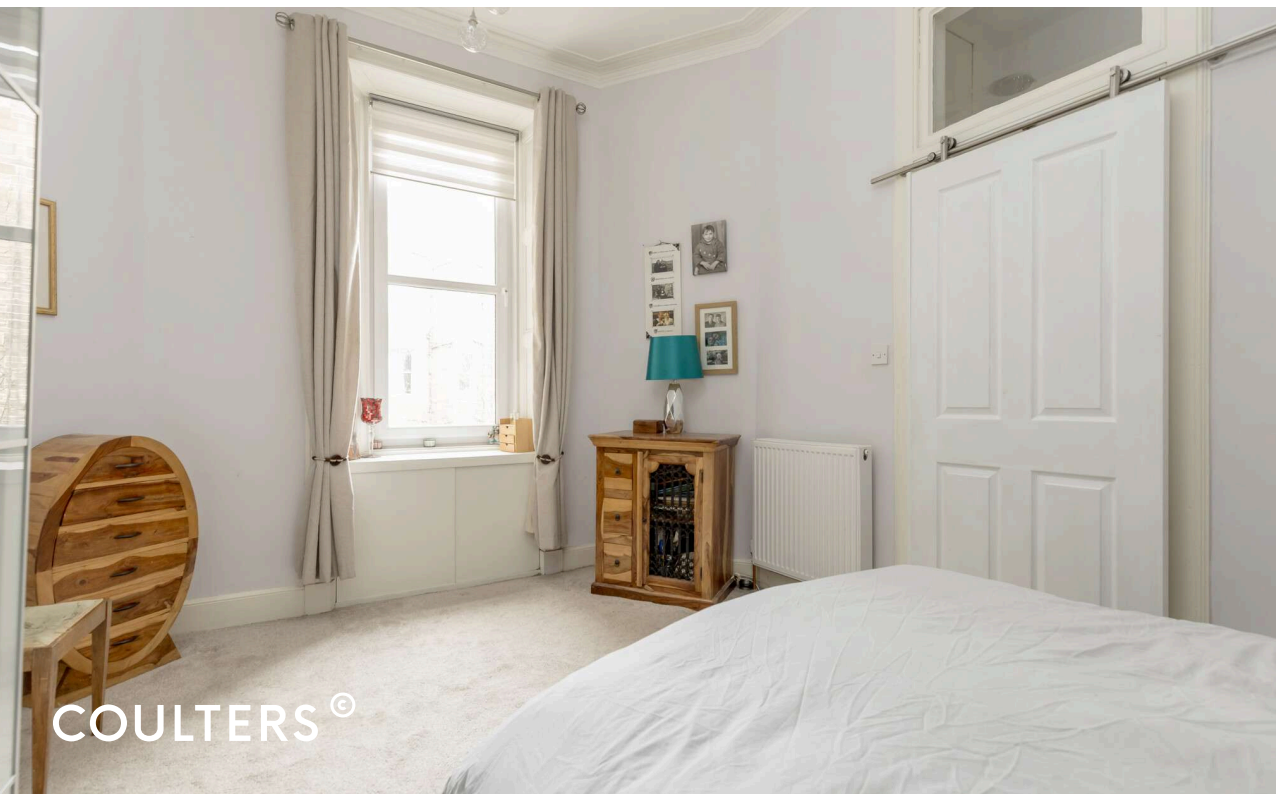


## THE LOCAL AREA

Henderson Row is a sought-after street situated in the New Town Gardens conservation area, bordering Stockbridge and New Town. It is an excellent position from which to enjoy fashionable bars and pubs and renowned eateries including popular Lannan Bakery. Princes Street, George Street, and St James Quarter are just over fifteen minutes' walk away whilst convenience stores, pharmacies, hairdressers and more are right on the doorstep. Larger shopping is available at Tesco in nearby Canonmills, and there is a Waitrose in Comely Bank.

The green spaces of Inverleith Park, and The Royal Botanic Garden are easily reached as is the Water of Leith walkway. Recreational opportunities await at the nearby Glenogle Swim Centre and The Grange Club which hosts a variety of sporting activities including tennis, cricket and hockey. Waverley Railway Station, Edinburgh Bus Station, and the Tram link to Edinburgh Airport are a little over fifteen minutes away.

The Edinburgh Academy is located just down the street, whilst state schooling includes Stockbridge Primary and Broughton High School.



**HOME REPORT VALUATION: £375,000**



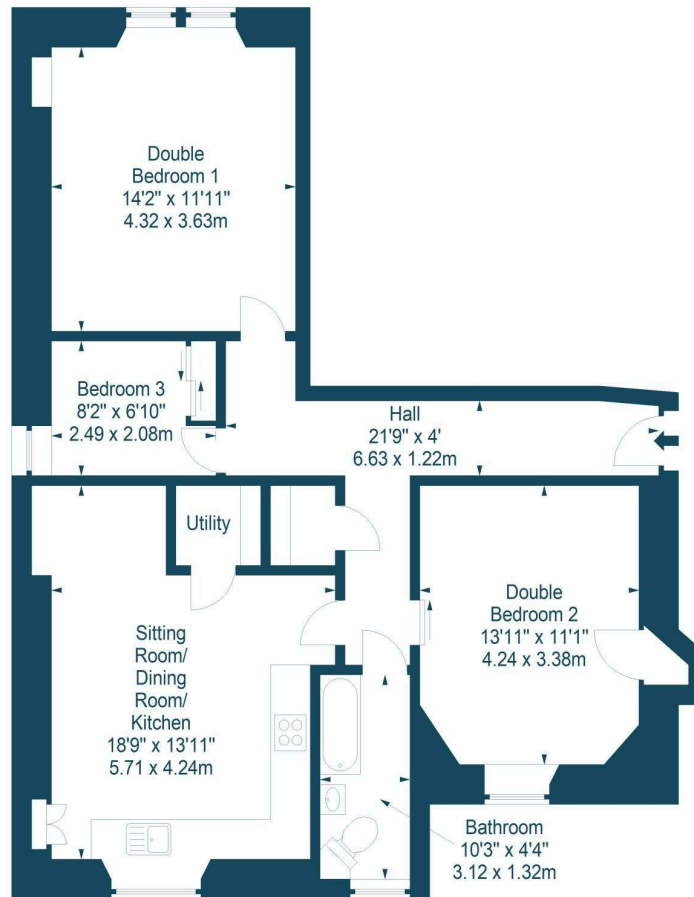




Henderson Row,  
Edinburgh,  
Midlothian, EH3 5DH



Approx. Gross Internal Area  
877 Sq Ft - 81.47 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor

## GET IN TOUCH



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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.