



## 69/3 Henderson Row

New Town, EH3 5DL

- Sitting room / dining room
- Kitchen
- Double bedroom 1
- Double bedroom 2
- Shower room
- Excellent storage
- Gas central heating
- Double glazing
- Desirable city centre location
- Permit parking

### An impressive 2 bedroom 1st floor flat

#### Description

Located in the sought after area of the New Town, this impressive 2 bedroom first floor flat forms part of a traditional stone-built house. The property is accessed through a well maintained communal stair and offers bright, superbly presented and generously proportioned accommodation. The interior has been upgraded by the current owner, with work including a new shower room and boiler. There is a delightful open outlook to the front and rear and the property lies within close walking distance of Stockbridge and the city centre.

#### Location

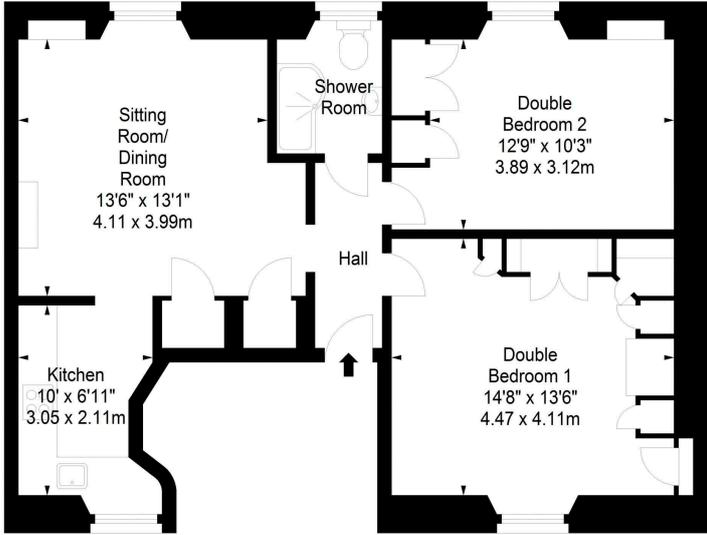
The New Town is a UNESCO World Heritage Site in the heart of the city.

SIMPSON & MARWICK

[simpsonmarwick.com](http://simpsonmarwick.com)

0131 581 5700

Approx. Gross Internal Area  
749 Sq Ft - 69.58 Sq M  
For identification only. Not to scale.  
© SquareFoot 2020



First Floor



A cosmopolitan range of shops in the City Centre include Harvey Nichols, Multrees Walk and a variety of shops on George Street are within easy walking distance. The new Edinburgh St James development is located close by, with phase 1 due for completion later in 2020. The vibrant area of Stockbridge borders the New Town and offers a range of speciality shops, deli's, bistros and popular bars. For larger retail outlets Craighleith Park is a short drive away. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible along with easy access to the tram service which runs through the city centre to the airport.

### Fixtures and Fittings

All fitted carpets, fitted floor coverings, blinds and light fittings are included in the sale price as are the hob, oven, fridge, freezer, slimline dishwasher and washing machine.

### EPC Rating D

### Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.