

**2f1, 81 Henderson Row
Edinburgh EH3 5BE**

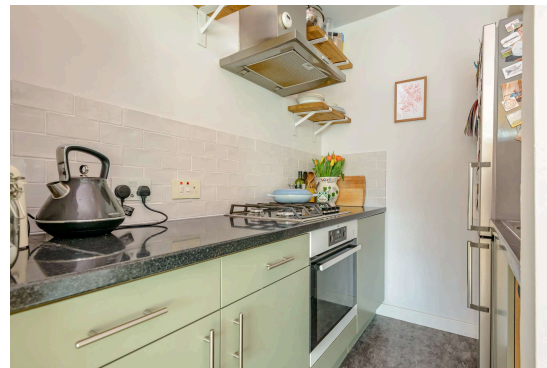
Offers Over £210,000

- Beautiful living/kitchen/diner
- Kitchen fitted with a range of floor and shelving units, gas hob and electric oven and appliances included in sale
- Large double bedroom with fitted wardrobes
- Shower room featuring rainwater shower head
- W.C
- Gas central heating
- Communal garden
- On-street permit parking

Council Tax Band: B

Tenure: Freehold

Shared Ownership: No



Flat

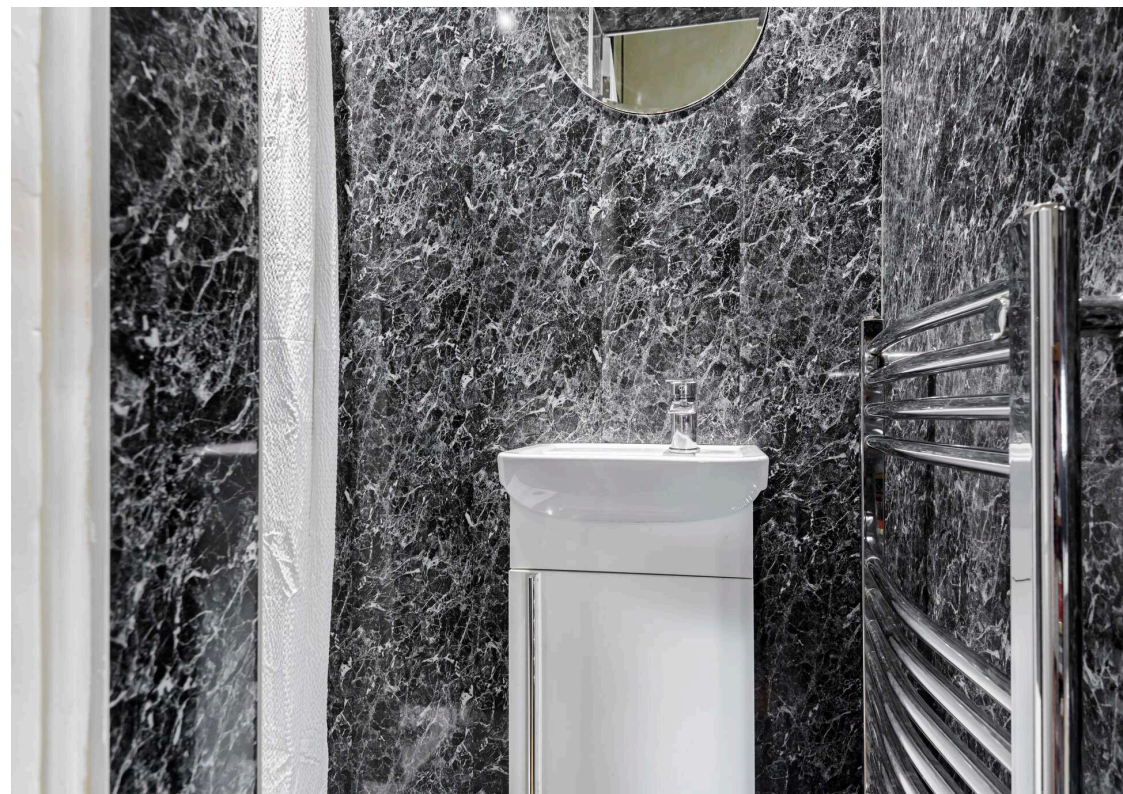
Blair Cadell is delighted to present this beautifully presented one-bedroom flat in the heart of Stockbridge. Boasting excellent local amenities and convenient transport links to the city centre, this charming property will appeal to a wide range of buyers and is a must-see.

The accommodation features a bright and spacious open-plan living, kitchen, and dining area—an inviting space perfect for relaxing or entertaining. A television is included in the sale. The well-appointed kitchen is fitted with a range of floor and shelving units, a gas hob, an electric oven, and integrated appliances, all of which are included. The generous double bedroom benefits from large fitted wardrobes, providing ample storage. A stylish shower room features a luxurious rainwater shower head, complemented by a separate W.C. Additional benefits include gas central heating and access to a well-maintained communal garden at the rear of the property. On-street permit parking is also readily available.

The flat is situated close to the bustling shopping area of Stockbridge which offers a huge variety of independent shops, coffee shops, restaurants and bars and is just perfect for evening entertainment. There is a Waitrose superstore in Comely Bank itself, a short walk from the property, which is ideally situated for supplies along with a Morrisons superstore and Sainsbury's both within a short 5 minute drive. The area is well served by both private and public schools which include Fettes College, Stewart Melville, Edinburgh Academy and Broughton High School. Recreational facilities that go along with the wide selection of cafes, bars and restaurants, there is Inverleith Park, Glenogle Baths, Edinburgh Accies Rugby club, Broughton bowling club, all perfect for the fitness/sport enthusiasts. There are also quiet walks along the Water of Leith Walkway for the more serene moments.

Viewing by appointment on 0131 337 1800

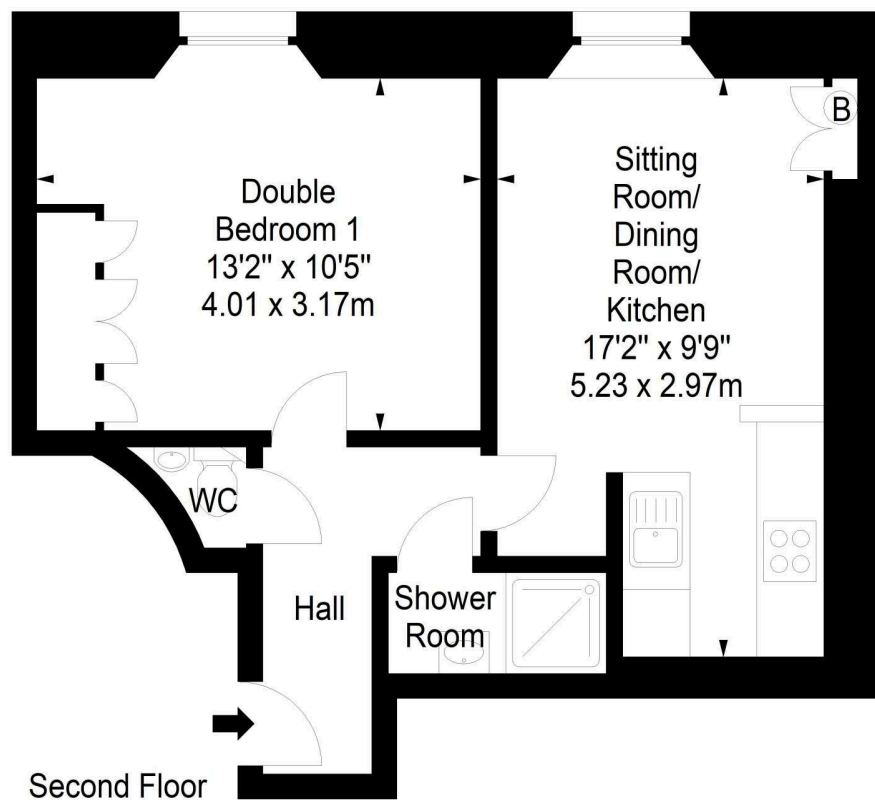




Henderson Row,
Edinburgh,
Midlothian, EH3 5BE



Approx. Gross Internal Area
392 Sq Ft - 36.42 Sq M
For identification only. Not to scale.
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