



**Henderson Row  
Stockbridge  
EH3**



## An impressive three bedroom top floor flat.

### Description

This is an exceptional third floor flat located in a popular Edinburgh address. The property is well balanced, spacious and bright, incorporating contemporary and period features.

Occupying a corner position of a handsome Georgian tenement, the flat is peacefully set on the top floor where it benefits from views across Stockbridge and the New Town.

Having the combination of stylish, modern interiors, an array of period features and a dual aspect, makes this impressive home stand out from the crowd.

### Key features:

- Peaceful, central location
- Corner, sunny aspect
- Top floor position enjoying views across Stockbridge and the New Town
- Large, light filled entrance hall with overhead skylight





- Numerous period features including fireplaces, cornicing, working shutters, wooden floor boards and reconditioned flagstones
- Warm, stylish interiors
- Large, contemporary, dining kitchen with adjoining pantry
- Beautiful sitting room with wood burning stove
- Roll-top bath in the en suite bathroom
- Walking distance from a range of local amenities and green open spaces
- Extensive loft storage, several storage cupboards and under pavement cellar

## Location

Henderson Row is located in one of Edinburgh's most sought after areas on the edge of the New Town and within the popular Stockbridge area. The Royal Botanic Gardens, Inverleith Park and the Water of Leith walkway are all located within walking distance. A variety of local independent shops, restaurants, coffee shops and boutiques can all be found in the immediate area. Princes Street and the West End are also within approximately half a mile.

Waverley and Haymarket stations are within easy reach and there is a good bus network in the area. Edinburgh Airport is approximately 8.2 miles and easily accessed by bus or tram.

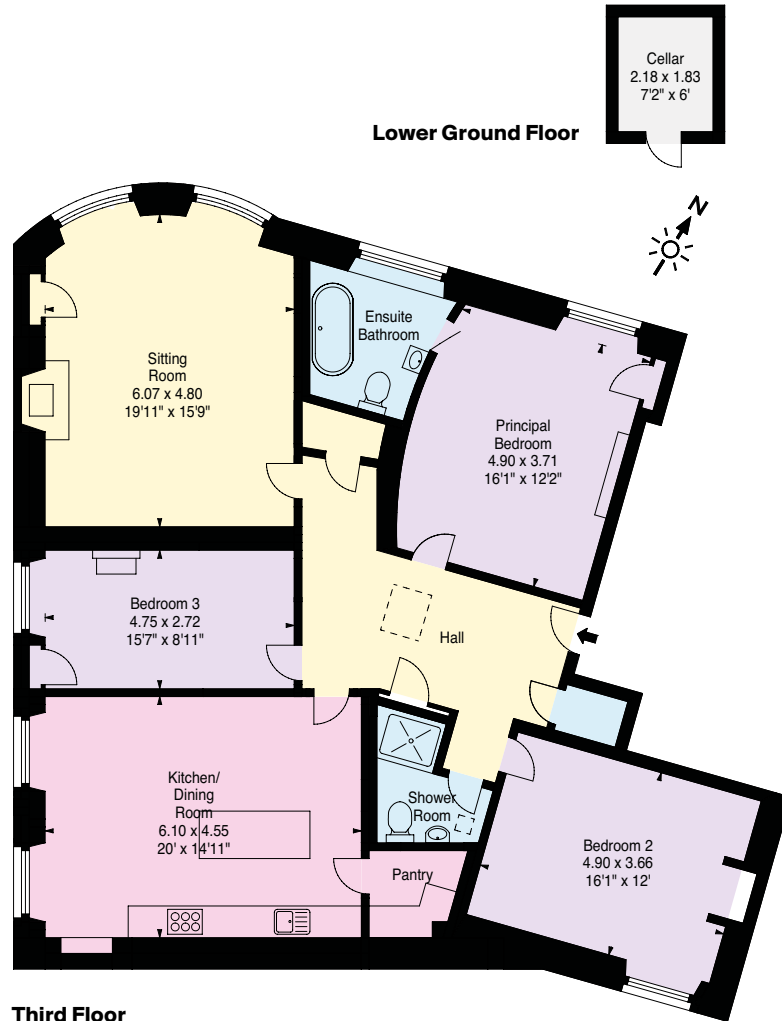
## Council Tax

Band E



**Approximate Gross  
Internal Floor Area**  
**1,659 Sq Ft - 154.12 Sq M**  
**Cellar: 44 Sq Ft - 4.09 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



### **Financial Guarantee/ Anti Money Laundering**

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Knight Frank Edinburgh  
 80 Queen Street  
 Edinburgh  
 EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more.**

**Emma Marshall**  
 0131 222 9600  
[emma.marshall@knightfrank.com](mailto:emma.marshall@knightfrank.com)



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2021. Photographs dated April 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.