



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**2F1, 81 Henderson Row**  
STOCKBRIDGE, EDINBURGH, EH3 5BE



# LOCATION

Stockbridge



Selected as the “best place to live in Scotland” in the Sunday Times in 2016, Stockbridge is one of the city’s best served suburban locations. As well as all the usual shopping facilities, this vibrant area provides numerous cafes, bars, pubs, restaurants, art galleries, delicatessens, craft shops and boutique retailers - all within a few hundred yards of the property. Other local amenities include a Post Office, GP surgery, library, public swimming pool and gym and banking services.

For history lovers there are many notable local attractions including St Bernard’s Well and Dean Village, in addition to the appealing architecture of nearby New Town. Stockbridge’s picturesque qualities have led to it being used as a location in several films. Famous local residents have included the painter Sir Henry Raeburn, pioneering physician Sir James Young Simpson, physicist James Clerk Maxwell and Madame Doubtfire, whose name was borrowed for Anne Fine’s famous novel. Inverleith Park and the Royal Botanic Gardens are close by and the Scottish Gallery of Modern Art is a short walk along the Water of Leith.





# 2F1-81

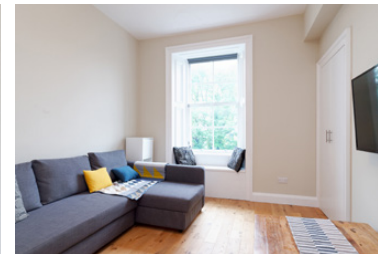
HENDERSON ROW



Located in the highly desirable and cosmopolitan area of Stockbridge is a charming one bedroom second floor flat quietly situated to the rear of a traditional tenement building. The property benefits from period features, access to a south-facing shared garden and is a great property for a first-time buyer flat or rental property.

The accommodation, which is accessed via a well presented shared entrance with door entry phone system, comprises of an entrance hall, a south-facing open plan sitting room and kitchen with a range of base and wall mounted units, all appliances included; bright double bedroom and shower room fitted complete with shower, wash hand basin and a separate WC.

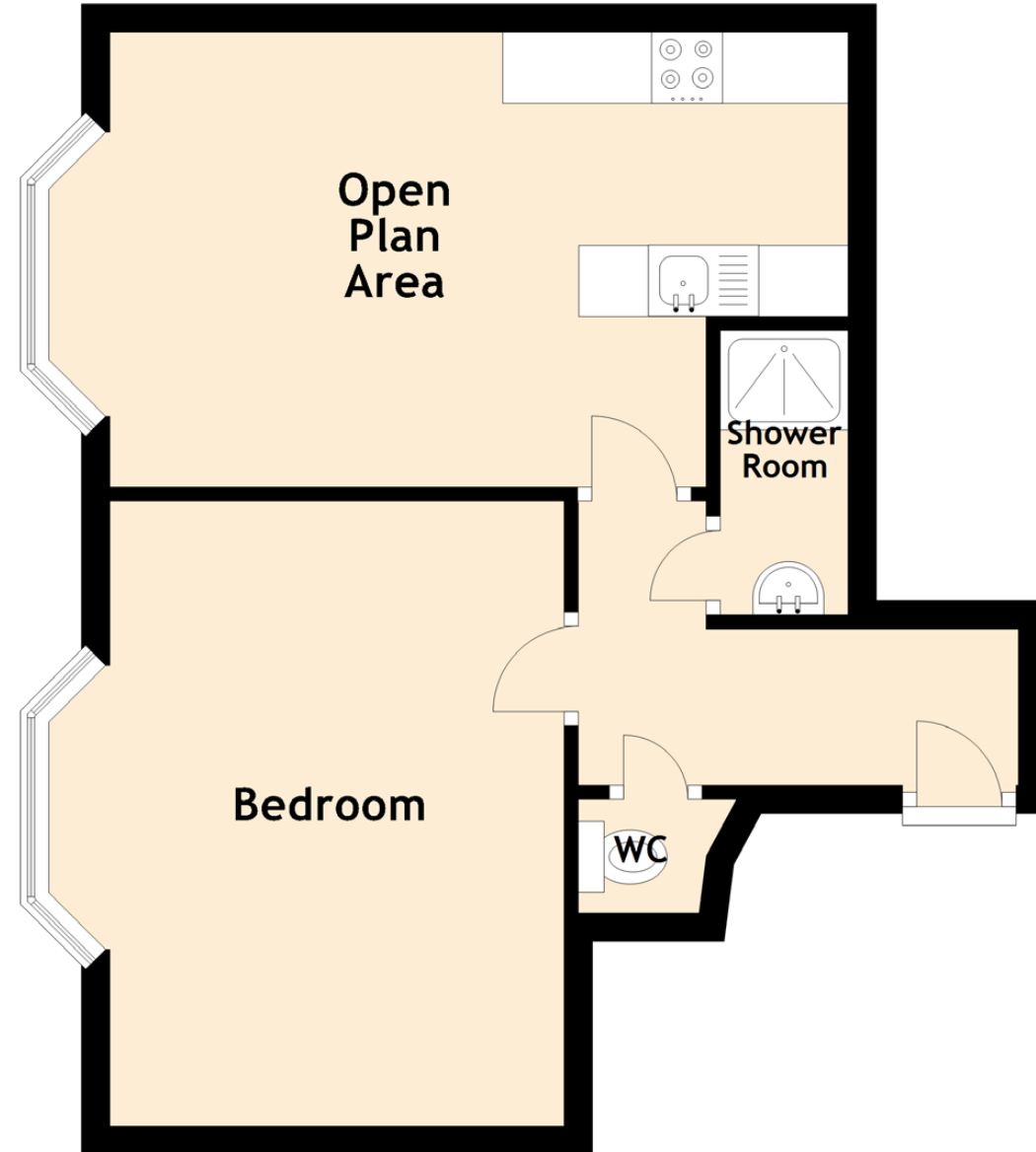
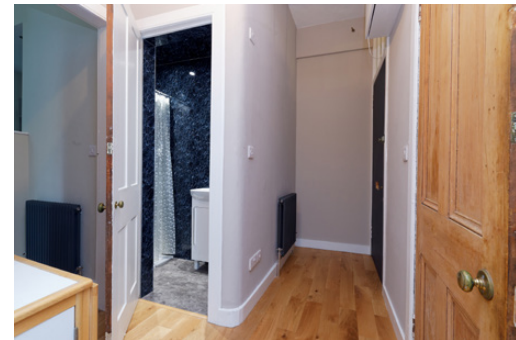
This property further benefits from its location and is expected to be of particular demand. Early bird viewing is highly recommended.





# BEDROOM

SHOWER ROOM & WC



Approximate Dimensions  
(Taken from the widest point)

Open Plan Area	5.20m (17'1") x 3.20m (10'6")
Bedroom	4.40m (14'5") x 3.20m (10'6")
Shower Room	2.00m (6'7") x 0.90m (2'11")
WC	1.02m (3'4") x 0.80m (2'7")

Gross internal floor area (m<sup>2</sup>): 37m<sup>2</sup>  
EPC Rating: C



Image credit: <https://www.edinbursurvey.co.uk/emap/>





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. 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 must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**BEN STEWART CLARK**  
 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer