

# 81 PF4 Henderson Row

NEW TOWN, EDINBURGH, EH3 5BE



*CENTRAL WELL PRESENTED 1 BEDROOM  
FLAT IN THE HEART OF THE NEW TOWN*



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McEwan Fraser Legal is delighted to present this 1 bedroom flat in New Town. The property is in well presented with tasteful decor, making it walk-in condition. The flat is in a central location, walking distance to Stockbridge and the city centre, as well as accessible public transport providing links across the city.

Inside, the property comprises of fully equipped kitchen modern kitchen, complete with appliances. A spacious living area with the benefit of space for a dining table. The large window, floods the rooms with natural light, giving the rooms a bright and airy feel. The double bedroom is spacious and the windows are featured with ornate shutters. The shower room is finished with high quality tiling, giving it a modern look and there is a separate WC.

In addition to this, the property includes a communal rear garden as well as on-street permit parking. This is a rare opportunity to acquire a modern, cosy flat in a fantastic location.

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## The Property





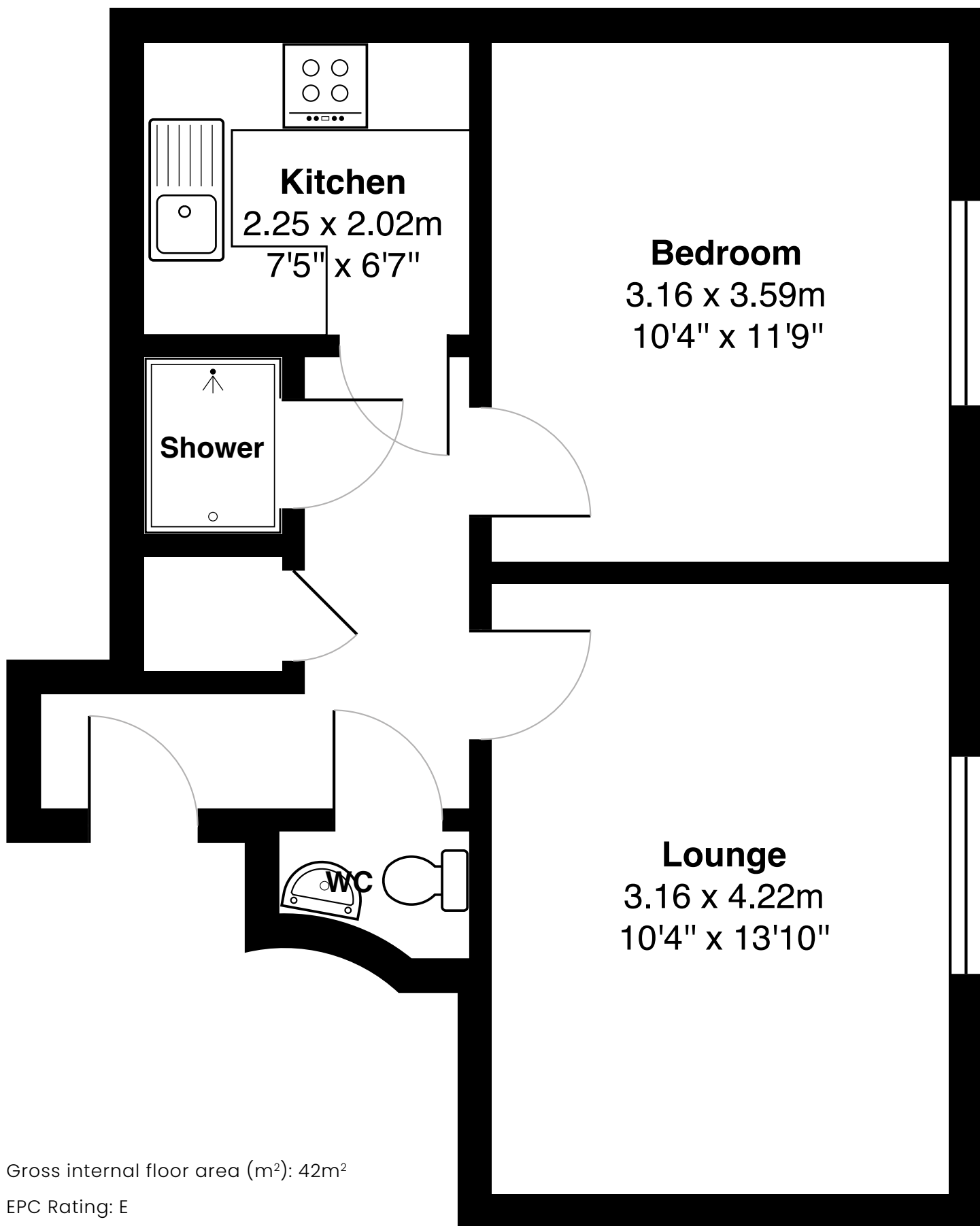


## The Bedroom









Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>

EPC Rating: E





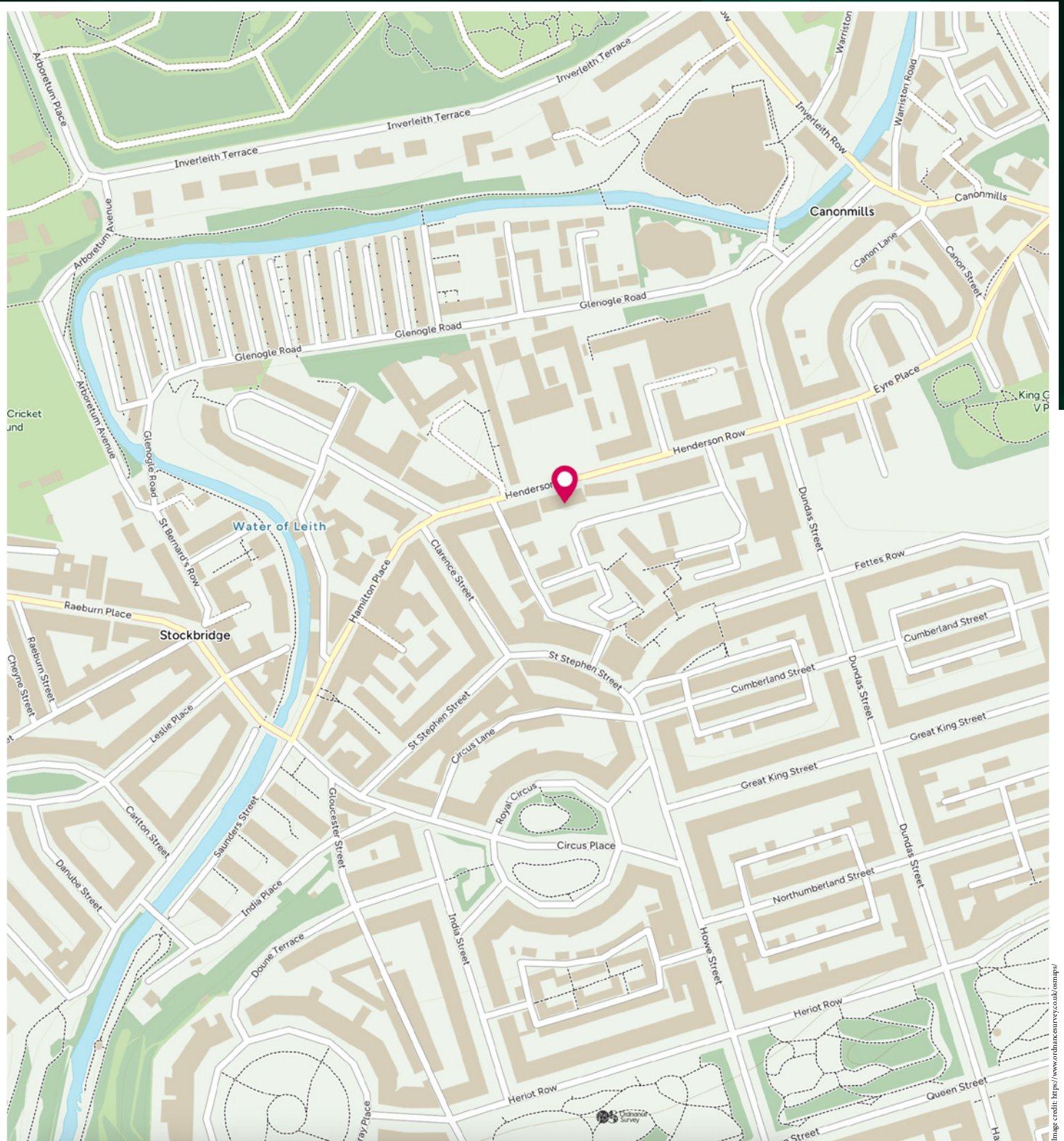


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The New Town of Edinburgh enjoys an international reputation as a World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such condition. This area forms the very heart of the city and is considered a masterpiece of city planning. The New Town has everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.

The city's best shopping facilities are available on Princes Street, George Street, and the all-new St James' Quarter which are within easy walking distance. There is immediate access to banks, building societies, and other financial services, as well as world-class bars and restaurants. If you take a short walk from the property, you will find yourself at the top of Broughton Street, next to the famous Playhouse Theatre and the Omni Centre. For those who prefer open-air recreational facilities, Princes Street Gardens, the Botanic Gardens, and Inverleith Park are readily accessible. From Warriston, the routes of the old railway lines radiate out in a variety of directions providing interesting walks with new perspectives on otherwise familiar parts of the city.

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# McEwan Fraser Legal

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