

91/25 Henderson Row

STOCKBRIDGE, EDINBURGH, EH3 5BH



*Two-bedroom retirement apartment in
St Bernard's House on Henderson Row*



0131 524 9797



www.mcewanfraserlegal.co.uk



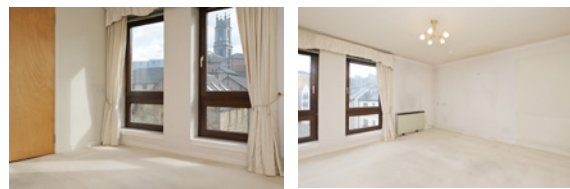
info@mcewanfraserlegal.co.uk



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McEwan Fraser Legal is delighted to present this two-bedroom retirement apartment in St Bernard's House on Henderson Row. The property is ideally placed for access to Stockbridge and the New Town.

THE LIVING ROOM



Situated on the second floor of this well-regarded development, the property offers spacious and comfortable accommodation, comprising two double bedrooms, a bright reception room, a separate kitchen, and a bathroom. This apartment boasts an open aspect from the lounge and master bedroom, with windows on the east, west, and south sides.

THE KITCHEN





The apartment is presented in generally good condition but would benefit from cosmetic upgrading, giving a purchaser the opportunity to personalise and modernise the interior.

THE BATHROOM



BEDROOM 1



BEDROOM 2



St Bernard's House was built in 1987 and is home to around 47 properties designed specifically for residents aged 60 and over. Facilities include lift access to all floors, a part-time House Manager, a 24-hour care-line system, landscaped communal gardens, non-allocated residents' parking, and a guest suite for visitors.

COMMUNAL AREAS



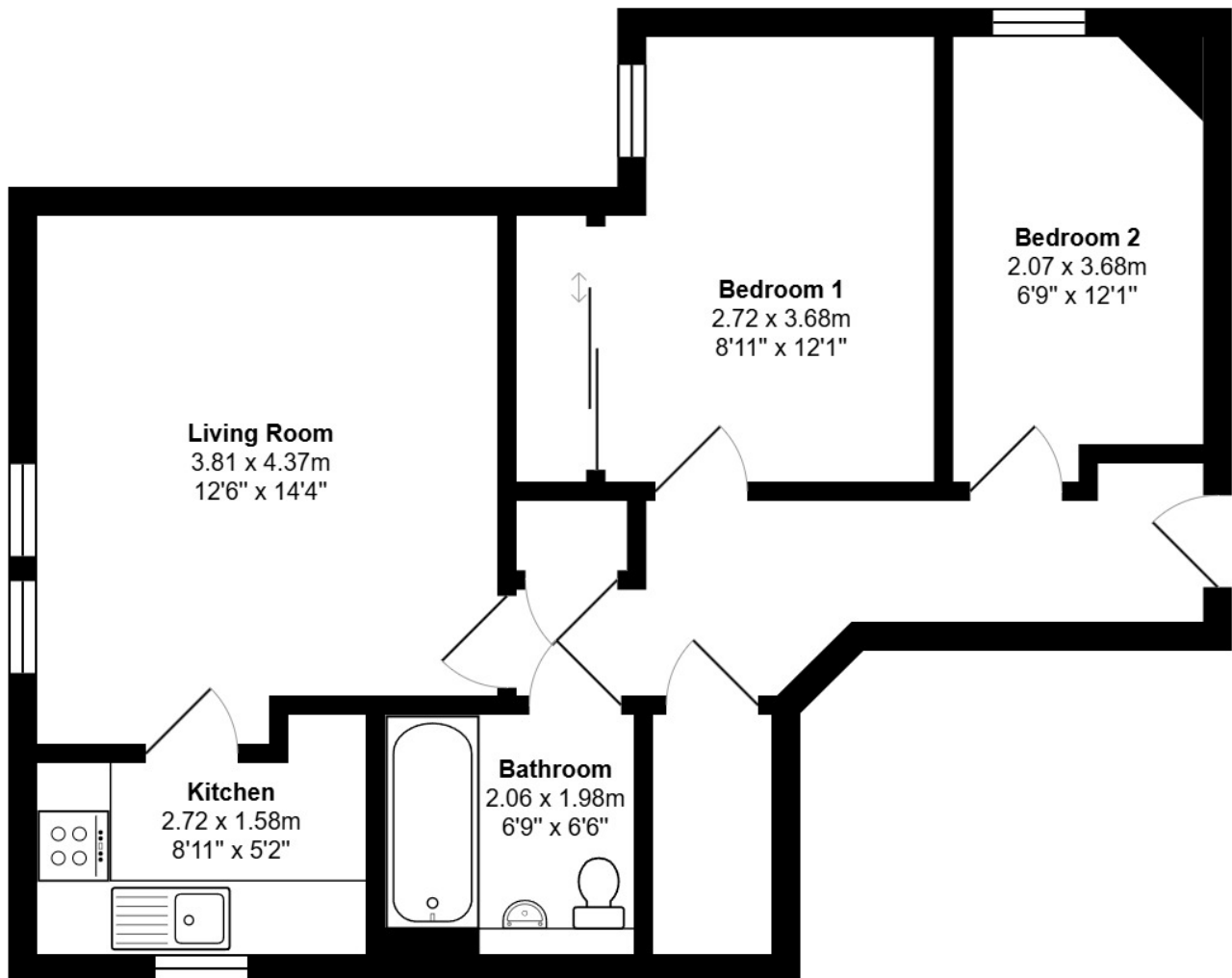
The location is particularly appealing, set on Henderson Row at the edge of Edinburgh's New Town and Stockbridge. Residents benefit from easy access to an excellent range of local amenities, including independent shops, cafés, and supermarkets. Regular bus services run nearby, providing quick and convenient links across the city. Green spaces such as the Water of Leith walkway and the Royal Botanic Garden are also within easy reach.

This property will make a secure and comfortable home in a highly regarded retirement development. It has excellent potential to become a stylish and inviting residence in a superb central location.

EXTERNALS

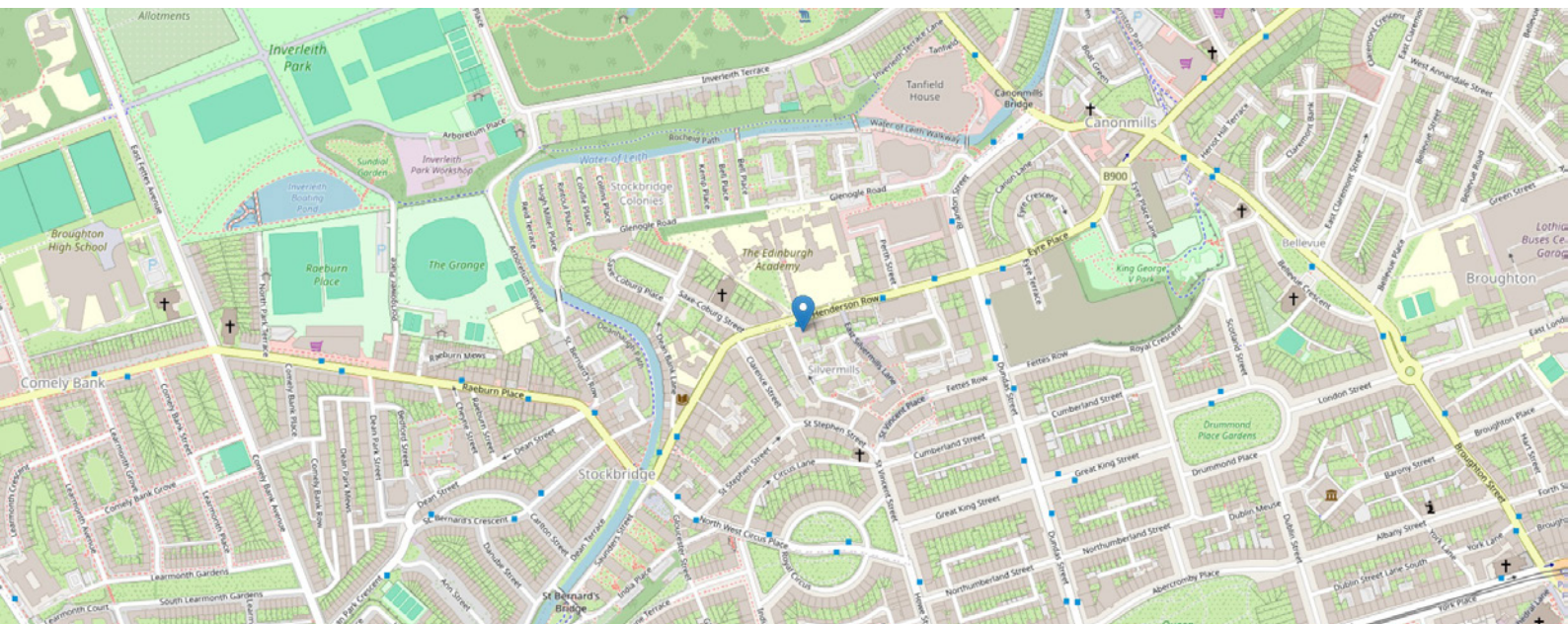


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 53m² | EPC Rating: D



THE LOCATION

Henderson Row enjoys a highly desirable position in the heart of Edinburgh, bridging the characterful village atmosphere of Stockbridge with the elegance of the New Town. Stockbridge itself offers a wealth of independent shops, cafés, and eateries, as well as a weekly market and easy access to scenic riverside walks along the Water of Leith. Just a short, level stroll away, the New Town provides excellent amenities, cultural attractions, and transport connections, including buses that link effortlessly across the city.





The property has public transport on the doorstep and is close to Inverleith Park and the Royal Botanic Garden, offering peaceful retreats within minutes of home. The area also benefits from a strong sense of community, while a local medical centre plus an abundance of supermarkets, leisure, and everyday essentials are all close at hand. With its combination of convenience, charm, and accessibility, Henderson Row presents an ideal setting for those seeking a comfortable and well-connected home in later life.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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