

# NEW TOWN

## 67 HENDERSON ROW EH3 5DL OFFERS OVER £275,000

- *Very spacious, double fronted main door flat in traditional New Town building*
  - *Private garden to front*
- *Excellent location within walking distance of the City Centre and Stockbridge*
- *Vestibule, hall, living room with marble mantelpiece, two large double bedrooms, large fitted kitchen/dining room and large shower room*
  - *Door Entry system*
  - *Gas central heating*
  - *Excellent storage*

Viewing: Sundays 2pm-4pm Or telephone agents on 0131 346 0099



#### Vestibule

Accessed by solid timber door. Ceiling light. Coat hook rail. Cupboard housing meters. A half glazed door accesses:

#### Hall (18' 9" x 5' 1" plus alcove recess).

Good sized entrance hall with two feature archways, giving access to all accommodation. An alcove recess gives access to a partially shelved walk in storage cupboard with light and double power point. Ceiling cornice. Twin brass ceiling lights. Central heating radiator. Double power point. Laminate wood floor.

#### Living Room (22' 2" x 13' 8").



Large, well proportioned sitting room with bay window to front. Original marble surround with tiled insert and hearth housing an open gas fire. Ornate cornice. Shelved wall press. Two central heating radiators. Five double power points. TV connection. Window blinds. Pelmet. Fitted carpet.

#### Kitchen & Dining area (14' 7" x 12' 8" plus window recess).



Spacious kitchen and dining room with astragal window to rear and door to side leading to external path to side of building. Five recessed downlighters. Pantry with shelves at upper level. Ample base and wall units and with Belfast style, one and a half bowl sink and mixer taps. Tiled splash backs. Gas Hob and electric oven. Integral fridge/freezer and automatic washing machine. Dining area provides ample room for a good sized table and chairs. Wall press housing combi-gas boiler. TV aerial. Central heating radiator. Curtains. Laminate wood floor.

#### Bedroom 1 (16' 4" x 15' 2").

Large double bedroom with panelled bay window facing to front. Ceiling rose and five light chandelier style fitting. Shelved wall press. Three double power points. Central heating radiator. Window blinds. Curtains with pelmet. Fitted carpet.



#### Bedroom 2 (14' 4" x 12' 5" plus window recess)

Further spacious double bedroom with astragal window to rear with panelled surround. Shelved wall press. Ceiling rose housing three light chandelier style fitting. Three double power points. TV aerial point. Central heating radiator. Venetian blind. Fitted carpet.

#### Shower room (7' 5" x 7' 3").



Modern white suite with power shower with adjustable water jets. Three piece white suite and chrome fittings. Recessed frosted window to rear. Central heating radiator. Tiled floor.

#### Garden

Private garden to front, laid mainly to lawn with shrub borders. Wrought iron gate leading to access path. Access via side of building to kitchen.

#### Extras

All curtains and blinds, all fitted carpets and the integral appliances in the kitchen are included in the sale.

#### Finlaysons

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#### Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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