

21/3 Henderson Row, Edinburgh, EH3 5DH

This substantial one-bedroom flat with a large double box room is right in the centre of Stockbridge - one of Edinburgh's most popular and characterful neighbourhoods, it is the ultimate spot for anyone looking to live in urban style. Sat within the corner spot of a traditional tenement on the first floor, the apartment has an unconventional layout that makes it unique whilst offering great potential for redesign and with the right layout changes (subject to permissions), it could easily become a comfortable two-bedroom home.



1



1





Period charm and prime location.

- Well maintained traditional tenement
- Large double box room
- First floor
- Potential for layout redesign into a 2 bedroom flat (subject to permissions)
- Period charm & features
- Grand proportions
- South facing communal garden
- Bright and generously proportioned
- Plenty of storage
- Steps away from the best selection of cafes, restaurants & bars

21/3 Henderson Row, New Town, Edinburgh EH3 5DH

Total Area: approx. 97 m²

All measurements are approximate and for display purposes only

Bathroom
3.75m x 1.38m
(12'3" x 4'6")

Large Double Box Room
3.94m x 2.00m
(12'11" x 6'7")

Kitchen/ Dining Room
5.11m x 3.23m
(16'9" x 10'7")

Double Bedroom
3.98m x 2.80m
(13'1" x 9'2")

Sitting Room
5.12m x 3.98m
(16'10" x 13'1")

First Floor

Compass rose: N, S, E, W

**To arrange a viewing, call
+44(0)131 287 5500 or email us
at hello@niksenproperty.com**