

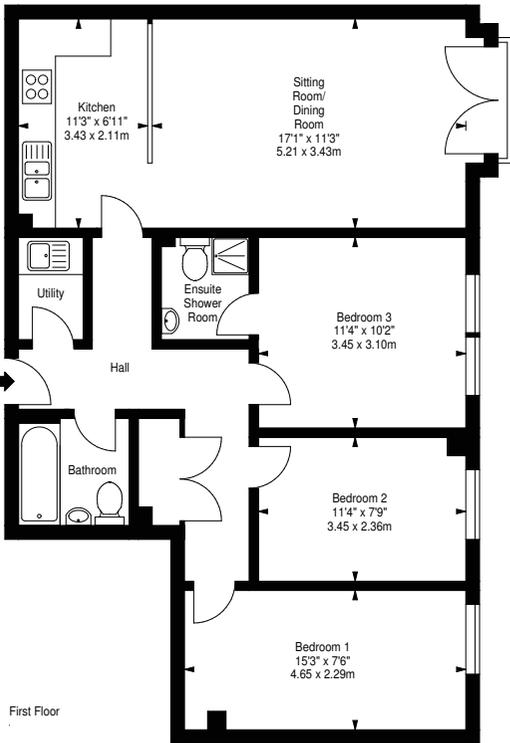


9/2 Henderson Place, Edinburgh EH3 5DJ
Fantastic first floor flat well situated in sought after area

URQUHARTS
EDINBURGH

**Henderson Place,
Edinburgh, EH3 5DJ**

Approx. Gross Internal Area
835 Sq Ft - 77.57 Sq M
For identification only. Not to scale.
© Square Foot Media 2015



The property for sale is a light filled, beautifully decorated first floor flat in good order quietly situated in this superb sought after location.

This is a great opportunity to purchase a well maintained home benefitting from gas central heating and double glazing conveniently located for access to the City Centre and Stockbridge

yet close to the green space of Inverleith Park, Water of Leith and the Royal Botanic Gardens. The many features of note include the stylish open plan sitting room/kitchen which has been partially divided by a wall of glass. All of the rooms have a pleasing open out look to the front. It is thought that the property will appeal to many buyers including professionals and buy to

let investors. It has a good record for short term and holiday rentals and is in move-in condition.

ACCOMMODATION

Hall, Sitting room/Kitchen, master Bedroom with ensuite Shower room, two further Bedrooms, Bathroom with white suite and electric shower. Utility cupboard. Good storage. Secure allocated car parking in shared garage.

LOCATION

Stockbridge and neighbouring Comely Bank offer a wealth of local amenities, including a variety of specialist shops, food speciality outlets, cosmopolitan bars and restaurants, banking facilities and Post Office services. There are numerous supermarkets in the area. Edinburgh City Centre is within walking distance and regular bus services run from this area to the City Centre and beyond. Leisure facilities are well catered for including nearby parks, walkways, boules, cricket and rugby grounds, and Genogle swimming pool.

RENTAL FIGURES

The property has been successfully let out in the past. Please contact Urquharts who will be happy to provide the gross rental figures received over the last three years. The flat is currently classified as a holiday let and subject to business rates but benefits from full relief.

INCLUDED IN SALE

All fitted floor coverings, light fittings and kitchen appliances. The furniture may be negotiated if desired.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has an Energy Rating Category C.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

16 Heriot Row, Edinburgh EH3 6HR

Telephone 0131 556 2896 · Email enquiries@urquharts.co.uk · Fax 0131 556 0046

www.urquharts.co.uk