



46 Henderson Place, Edinburgh, EH3 5DJ

Immaculately Presented & Spacious, Modern Four-Bedroom, Mid-Terrace Three-Storey Townhouse

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Property Description

Immaculately presented and spacious, modern four-bedroom, mid-terrace three-storey townhouse, with a balcony and an integrated garage. A rarely available family home, set in an exclusive and secluded cul-de-sac, in the renowned New Town area, just south of Edinburgh city centre.

Comprises: halls for each level, a living room, dining/kitchen, utility room, four flexible bedrooms, two en-suite shower rooms, a family bathroom, and a WC.

Highlights include a fully integrated kitchen with quality stone worktops, stylish bathroom suites, and luxury flooring for each floor. In addition, there is gas central heating, double glazing, contemporary lighting, and superb storage, including a loft and a power garage.

There is a patio area to the front, a southerly-facing balcony for the lounge, and the garage offers private parking with additional parking permits available nearby.

A welcoming entrance hall provides access to all ground-floor rooms. This level features a well-proportioned second bedroom with an en-suite and a separate convenient WC. There is also a practical utility room offering additional storage and workspace, with direct access to the garage for ease of use. Throughout the property, there is excellent storage provision, ensuring a clutter-free living environment.

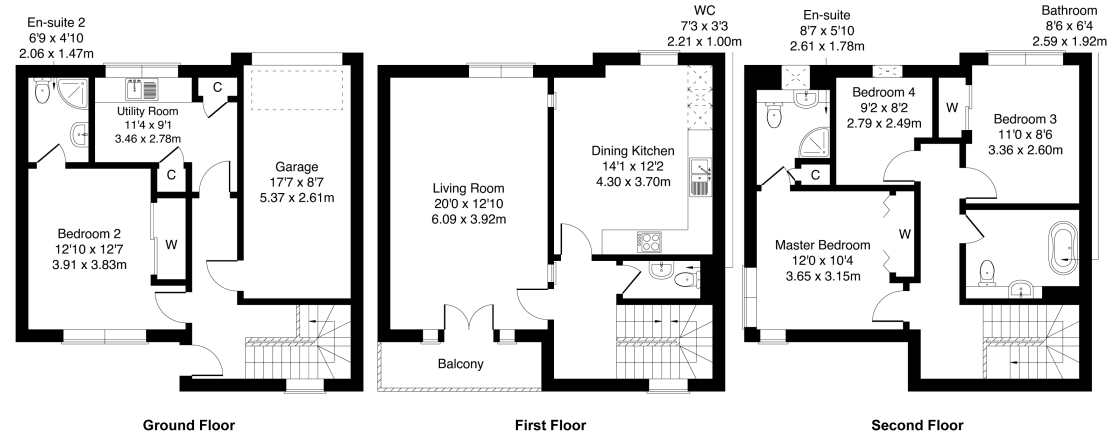
On the first floor, the spacious living room is a real highlight, beautifully presented with hardwood flooring, tasteful décor, and spotlighting that enhances its bright, modern feel. French doors open onto a private balcony, creating an ideal space for relaxing or entertaining. The contemporary dining kitchen features wood-effect flooring, stone-effect worktops, a tiled splashback surround, and a sink with a drainer. Integrated appliances include a fridge/freezer, washing machine, dishwasher, microwave, double oven, and gas hob with canopy extractor. A conveniently located WC completes this level.

Ascending to the second floor, the master bedroom offers an inviting retreat, complete with hardwood flooring, spotlighting, a built-in wardrobe with mirrored bi-fold doors, and access to a stylish en-suite shower room featuring a built-in storage cupboard. Two further bedrooms are situated on this floor, both well-proportioned and benefiting from good natural light. Bedroom three also includes a built-in wardrobe with mirrored sliding doors, providing further convenient storage. The modern three-piece family bathroom completes the accommodation, featuring tiled flooring, tiled splashback surrounds, spotlighting, a shower over the bath, and a contemporary ladder-style radiator. Throughout the property, the thoughtful design, quality finishes, and excellent storage provision combine to create a convenient, comfortable and stylish home ideal for modern living.



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Approximate Gross Internal Area: (1722 sq ft - 160 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

New Town is a superb central location offering a diverse choice of local amenities, including cafés, bars and restaurants, alongside the city's main attractions such as George Street, Princes Street and its gardens, museums, and galleries. As part of the Edinburgh UNESCO World Heritage Site, the area features impressive Georgian townhouses, cobbled streets and exclusive gardens. Extensive high-street shopping is available on both Princes Street and George Street, with multiple supermarkets conveniently located around the city centre, including a Tesco Superstore on Broughton Road and a Waitrose at Comely Bank. The Omni Centre features a multi-screen

cinema and a health club, while Bannatyne's Gym is located on Queen Street. The newly refurbished St James Quarter offers many high-street names, restaurants, gyms, and multi-screen cinemas. This highly desirable area is within close reach of Waverley Station and benefits from convenient public transport links throughout the city, including the direct tram service to the Airport and Newhaven from Picardy Place.





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Head Office

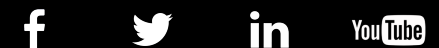
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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