

RALPH SAYER
SOLICITORS & ESTATE AGENTS

29/2 Henderson Gardens

The Shore, Edinburgh EH6 6BX

29/2
Henderson Gardens

A stones throw from the Water of Leith at the Shore, this one bedroom first-floor tenement flat offers a beautiful period home, enhanced by high ceilings and original floorboards. The vibrant Shore area is a sought-after destination for it's history, as well as it's bar and cafe culture, including renowned Michelin-star restaurants.

On the first floor and enjoying a sunny aspect, the front door opens into a welcoming hallway. A spacious open-plan lounge and kitchen is bathed in light from large casement window and offers scope for various furniture arrangements. The bijou kitchen is thoughtfully designed, finished with solid wood worktops and space for a small dining table, next to the window. Finally, there is a double bedroom, and a pristine three piece shower room.

Property Summary

- A stones throw from the Water of Leith at the 'Shore'
- Traditional first floor flat
- Open-plan lounge & kitchen
- Appealing double bedroom
- Stylish three-piece shower room
- Gas central heating & double glazing
- Communal drying area to rear
- On-street Zone N8 permit parking & metred parking
- EPC Rating - C | Council Tax band - A

Extras: fitted floors and all kitchen appliances, to be included in the sale.

Home Report Value - £160,000

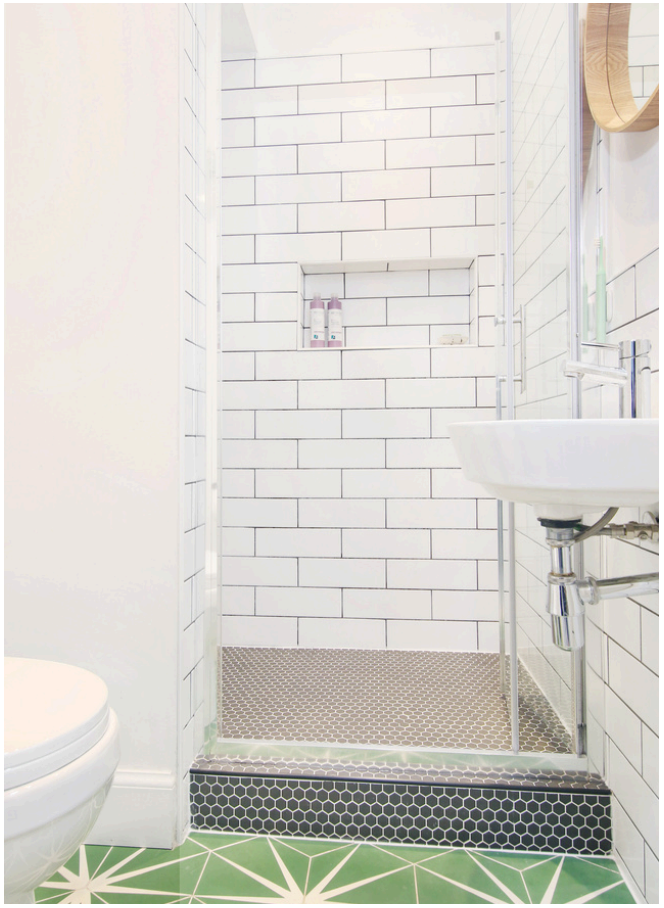





FINLAND
NORTH BERWICK
FOR ROCK POOLS








HARRY BENSON
PAGINE DA UN
BESTIARIO FANTASTICO
DISEGNO ITALIANO
NEL XX E XXI SECOLO



Let us help you find your next

dream property!

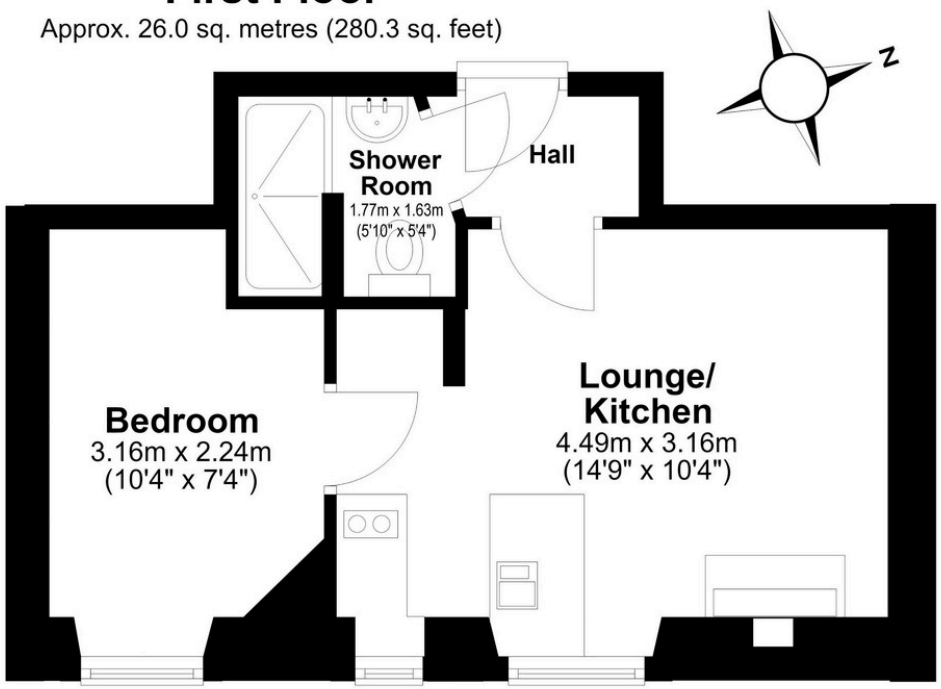
RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

First Floor

Approx. 26.0 sq. metres (280.3 sq. feet)



espc CHARTERED FIRM

Zoopla.co.uk rightmove OnTheMarket.com

DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



The 'Shore', Leith

The vibrant Shore area of Leith, is in the historic port of Leith. A wealth of bars, cafes and Michelin-starred restaurants line the Water of Leith. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a PureGym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and a head quarters of the Scottish Government. The vast open green space of Leith Links, is nearby and a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness centre. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. A large choice of regular bus routes and the trams, service the area. The trams take you through the city centre and then west to the Gyle Business Park and Edinburgh airport.