

LAW • PROPERTY • FINANCE

89/8 HENDERSON STREET

The Shore, Edinburgh, EH6 6ED







This third-floor flat forms part of a late-Victorian C-listed building in the highly desirable Leith conservation area of The Shore. The charming residence has sympathetic modern décor and quality fixtures and fittings, including an on-trend kitchen and three-piece bathroom. It offers bright and airy accommodation, and will certainly appeal to professionals and couples – especially with its delightful setting close to the Water of Leith. It is also within easy reach of award-winning restaurants, excellent amenities, and frequent transport links, including a tramline to the city centre and airport.

Extras: integrated kitchen appliances (oven, gas hob, fridge, dishwasher, and washing machine) to be included. The furniture will be available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to the services, moveables, and/or appliances included in the price, as these items are left in a sold as seen condition.

## **FEATURES**

- A third-floor flat with stylish interiors
- Part of a historic traditional building
- Highly sought-after setting in The Shore
- Near the Water of Leith and amenities
- Secure shared entrance and stairwell
- Central hall with a built-in cupboard
- Open-plan living room/kitchen
- Modern kitchen with integrated appliances
- Two large double bedrooms (one with storage)
- Bathroom with corner bath and shower over
- Controlled permit parking (Zone N8)



"A TRADITIONAL
THIRD-FLOOR FLAT
WITH STYLISH
INTERIORS, SET IN THE
PRESTIGIOUS SHORE
AREA"









**EPC RATING:** 



COUNCIL TAX BAND:



#### **VIEWINGS**

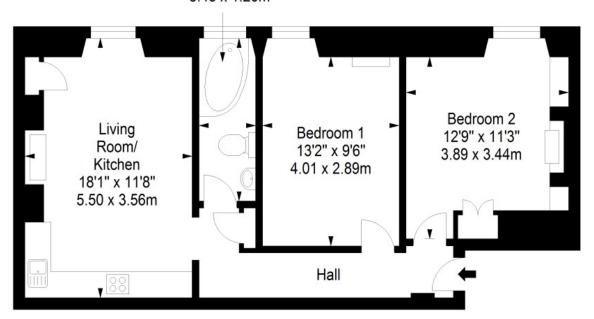
By appointment with Gilson Gray on 0131 516 5366

### Third Floor

Approx. 56.9 sq. metres (612.5 sq. feet)

Bathroom 11'3" x 3'11" 3.43 x 1.20m

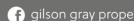




Total area: approx. 56.9 sq. metres (612.5 sq. feet)



@gilsongrayprop

















These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



GILSONGRAY.CO.UK

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# DUNDEE

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#### **BORDERS**

01890 880 008