



**GILSON GRAY**

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:

D

COUNCIL TAX BAND:

B

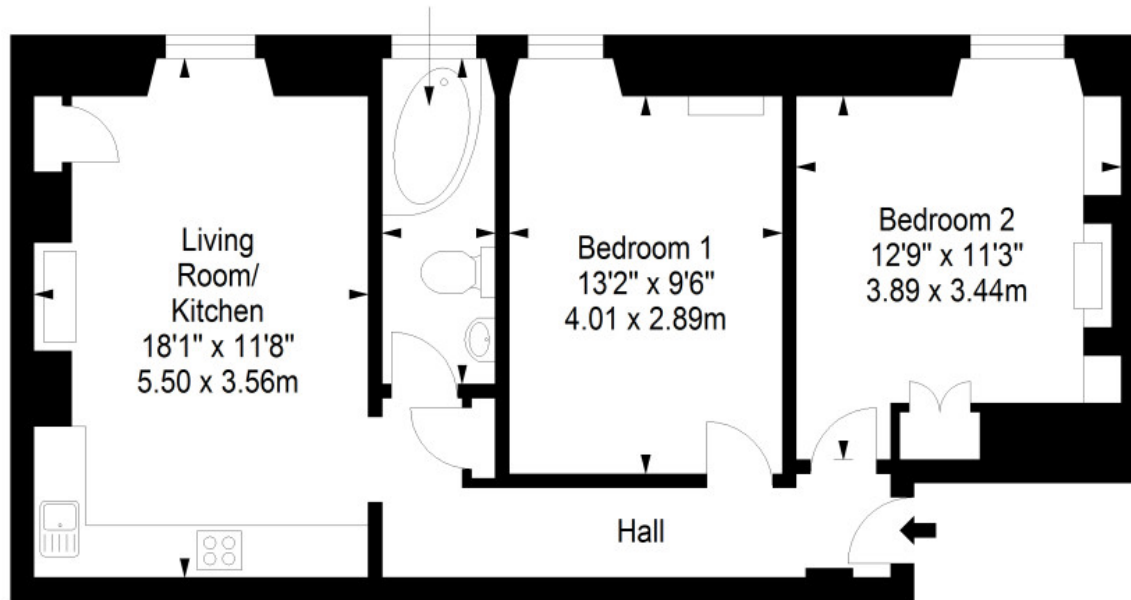
VIEWINGS

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)

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481







## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008

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