



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

26 (2F4) Henderson Gardens

The Shore, Edinburgh, EH6 6BX

# 26 (2F4)

## Henderson Gardens

This traditional one-bedroom second-floor flat is brought to market in true walk-in condition. The bright and welcoming residence further boasts a highly desirable location in the prestigious Shore area, close to award-winning restaurants, fantastic amenities, and regular transport links, including bus and tram links for swift connections to the city centre and airport. The charming city home also has excellent storage, including an Edinburgh press in the open-plan living area and a custom quadruple wardrobe in the bedroom, with internal lighting and large storage above.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, Bosch dishwasher, washing machine, and fridge/freezer to be included in the sale.

### Property Summary

- Stylish second-floor flat with modern interiors
- Part of a traditional tenement building
- Quiet setting in the sought-after Shore area
- Blank canvas of décor throughout
- Entrance hall with large cupboard
- Open-plan kitchen/living/dining room
- Modern kitchen with oak worktops and ambient lighting
- Double bedroom with custom wardrobe
- 2pc shower room and separate WC
- Low-maintenance shared garden
- Controlled permit parking (zone N8)
- Super-fast Virgin fibre internet available
- Heritage-style (double-glazed) sash and case windows
- Active residents' association for communal costs
- EPC Rating - D | Council Tax Band - A





Located in the highly sought-after Shore area of Edinburgh, close to fantastic amenities and transport links



Let us help you find your next  
**dream property!**



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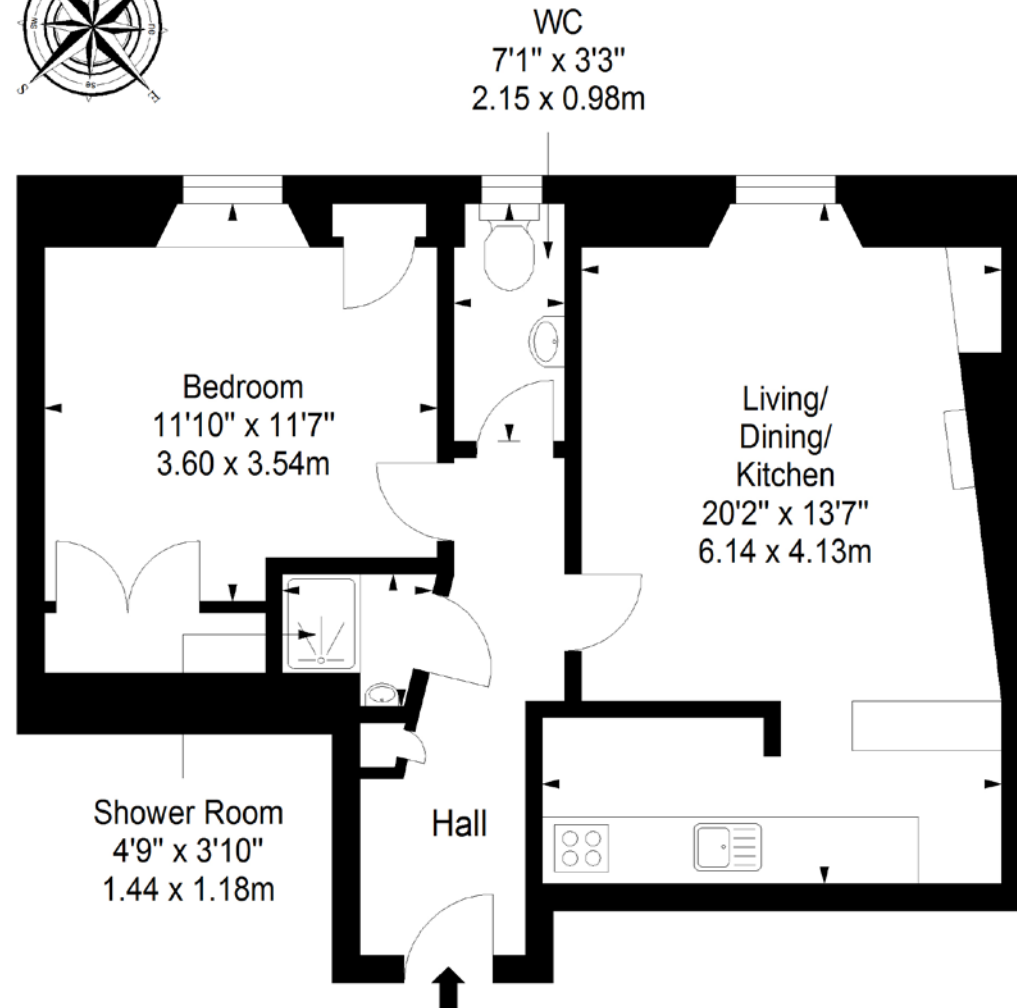
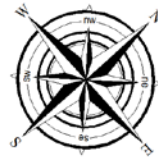
 **CHARTERED FIRM**

**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.

**Second Floor**  
Approx. 47.4 sq. metres (510.2 sq. feet)



Total area: approx. 47.4 sq. metres (510.2 sq. feet)