



RALPH SAYER
SOLICITORS & ESTATE AGENTS

21/8 Henderson Gardens

Leith, Edinburgh, EH6 6BX

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Immaculately presented with neutral interiors and modern fixtures and fittings, this third/top-floor flat (3F2) forms part of a handsome traditional tenement building in Leith, only a stones' throw away from the fashionable Shore district and the waterfront. The one-bedroom flat offers an ideally proportioned property for first-time buyers, city professionals, couples, and rental investors alike, and it is perfectly positioned for swift access to Leith's amenities, as well as being under two miles from the heart of the capital. Leith is home to an eclectic array of shops, eateries, cultural and entertainment venues, as well as excellent transport links across the city and lovely open spaces.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale. All furniture is available by separate negotiation, with the exception of the freestanding wardrobe.

Property Summary

- Traditional third/top-floor flat in Leith
- Immaculately presented, modern interiors
- Secure, well-maintained shared entrance and stairwell
- Welcoming hall with storage cupboard
- Open-plan kitchen, living and dining room
- Good-sized double bedroom with Arthur's Seat views
- Attractive, modern shower room
- Access to a leafy shared garden and walkable to The Shore
- Controlled on-street parking (Zone N8)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - A





Open-plan kitchen, living and dining room, good-sized double bedroom with Arthur's Seat views and an attractive, modern shower room



Let us help you find your next
dream property!



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 **CHARTERED FIRM**

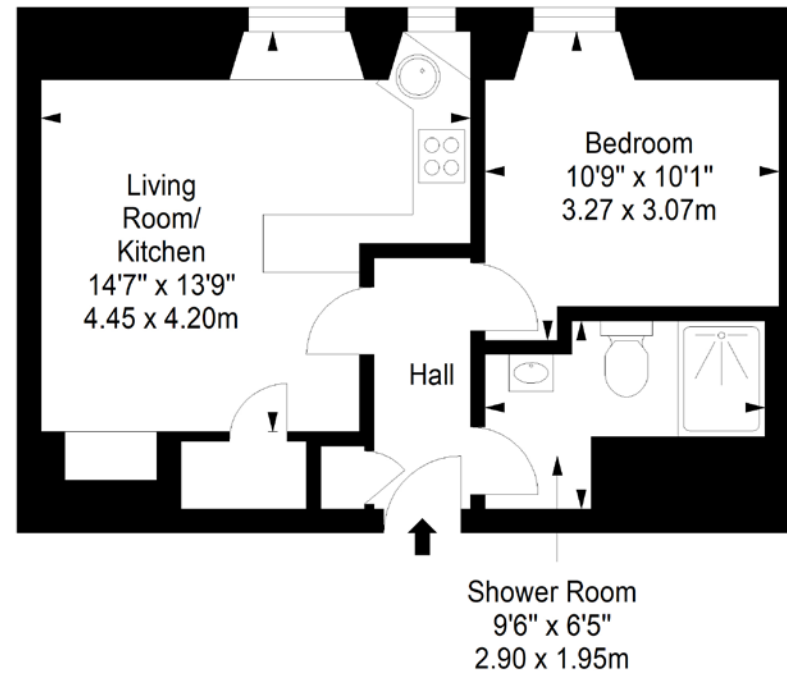
  

DISCLAIMER

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.



Third Floor
Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 33.5 sq. metres (360.6 sq. feet)