



RALPH SAYER
SOLICITORS & ESTATE AGENTS

77/5 Henderson Street

The Shore, Edinburgh EH6 6ED

77/5

Henderson Street

A stones throw from the Water of Leith at the Shore, this one bedroom second floor tenement flat offers a beautiful period home boasting generous proportions, 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.

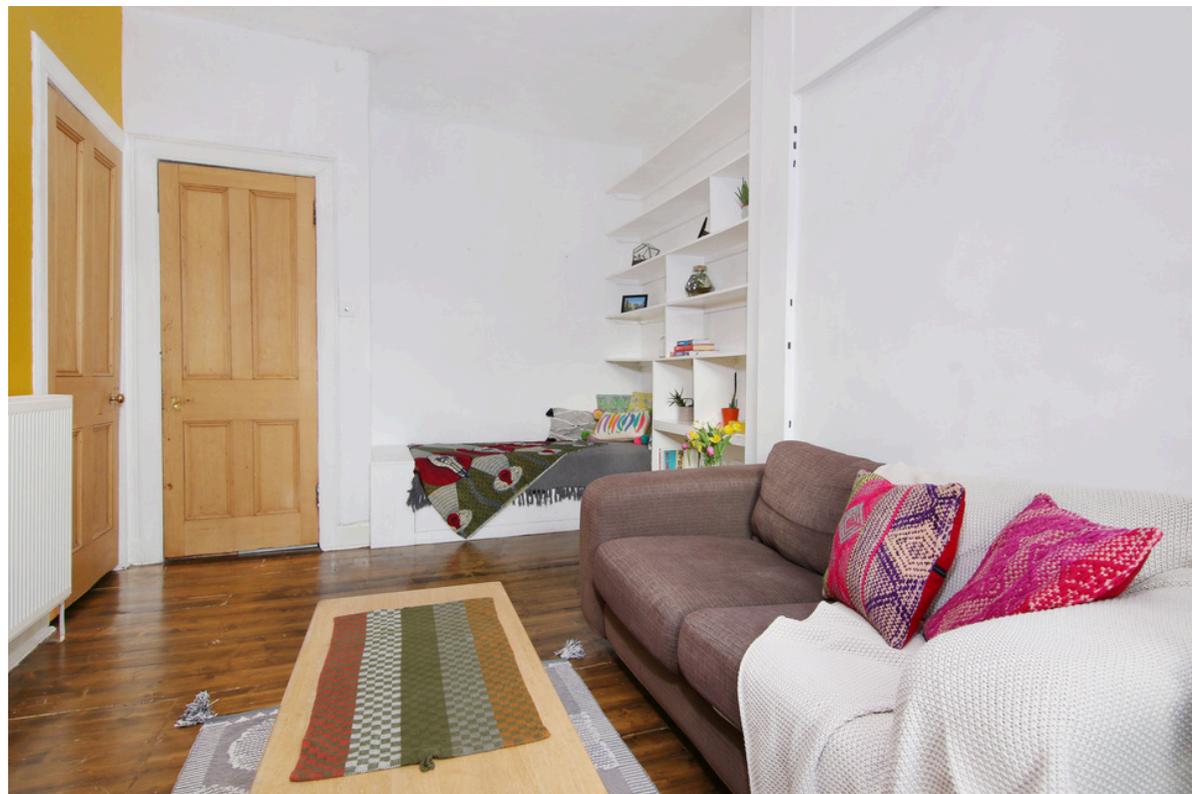
On the second floor and enjoying a south-facing aspect, the front door opens into a welcoming hallway. A spacious sitting room is bathed in light from a large sash window, offering scope for various furniture arrangements, along with a practical large store cupboard. A stylish kitchen next door has ample room for a dining table, along with a lovely window seat. Finally, there is a generous double bedroom, and a pristine three piece bathroom.

Property Summary

- A stones throw from the Water of Leith at the 'Shore'
- Traditional second floor flat
- Generous sitting room
- Modern dining kitchen
- Appealing double bedroom
- Stylish three-piece bathroom
- Gas central heating
- On-street Zone N8 permit parking & metred parking
- EPC Rating - C | Council Tax band - B

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

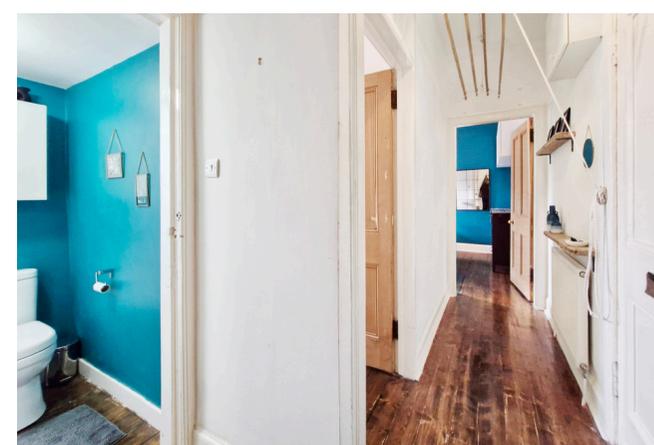
Home Report Value - £190,000

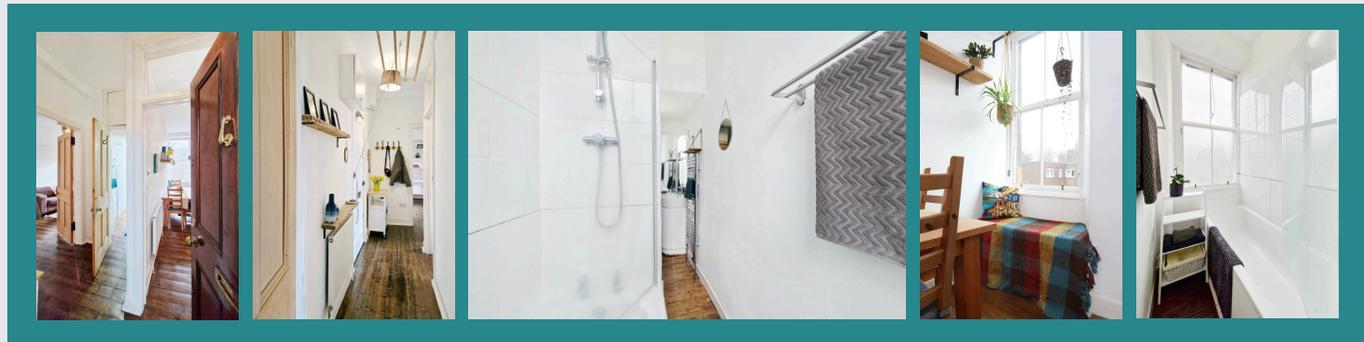






A stones throw
from the
Water of Leith
at the 'Shore'





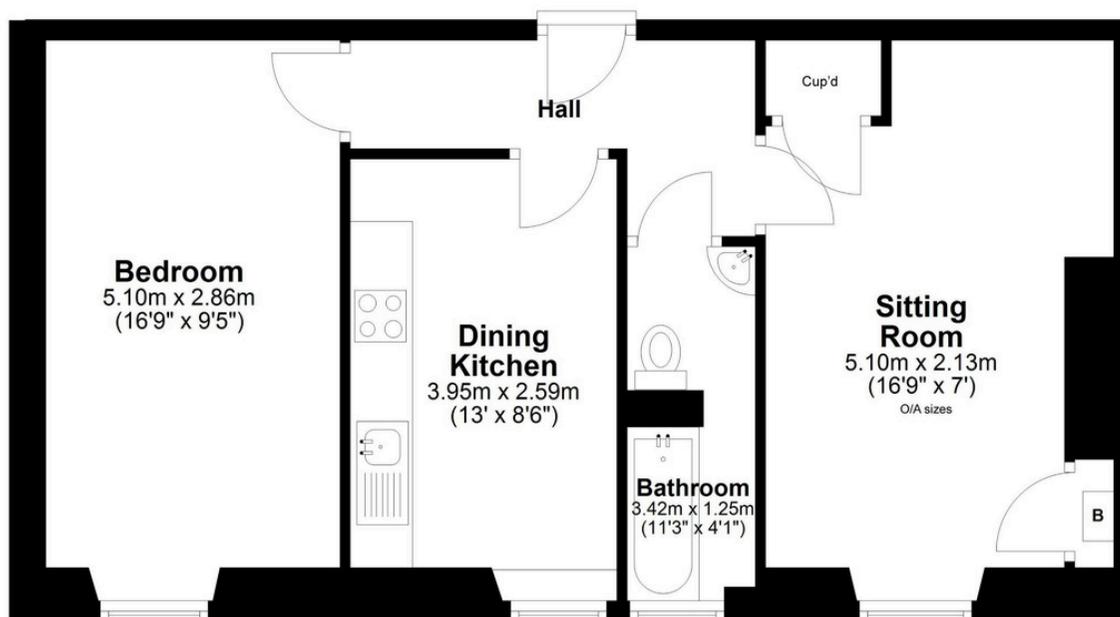
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dream property!



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Second Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



espc 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.

Location



THE WATER OF LEITH AT THE SHORE

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 Pure Gym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office. The wide open park 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. An excellent number of regular bus routes and the trams, service the area, with the trams taking you through the city centre and then west to the Gyle Business Park and Edinburgh airport.