



29/5, Henderson Gardens, Edinburgh, EH6 6BX

Light and Tastefully Presented, One-Bedroom, Second-Floor Flat

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Property Description

Light and tastefully presented, one-bedroom, second-floor flat forming part of a traditional stone-built tenement. Conveniently located in the Leith area, north-east of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, a bedroom, and a bathroom.

An ideal starter home or buy-to-let, with a desirable city location, modern flooring and a fitted kitchen with appliances. In addition, there is a gas central heating (new boiler August 25), and a separate utility cupboard.

There is also a secure entry system, a shared drying yard, and superb transport links.

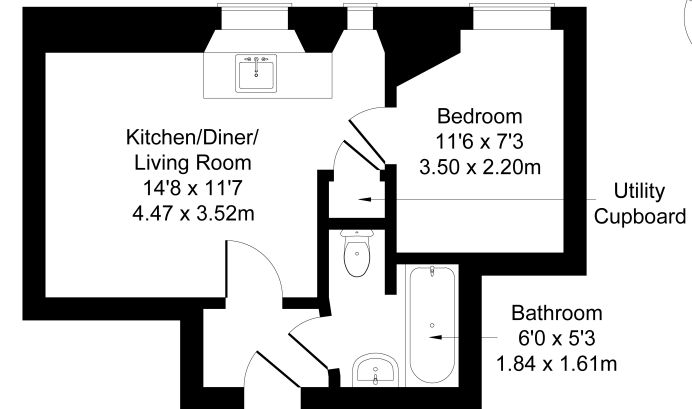
The property is entered via a welcoming hallway that leads to all rooms. The open-plan living and kitchen area features wood-effect flooring, a central light fitting, stylish stone-effect worktops, a tiled splashback and a sink with drainer. Included appliances consist of a fridge freezer, electric hob with oven, and washing machine, with a practical utility cupboard providing additional storage.

The bedroom is well-proportioned and finished with fitted carpet, creating a warm and comfortable atmosphere. There is space for a double bed along with additional furniture, making it a versatile and restful retreat. Completing the property, the bathroom is presented with wood-effect flooring, a tiled splashback surround and a modern ladder-style radiator.



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Approximate Gross Internal Area: (291 sq ft - 27 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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