



67/10, Henderson Street, Edinburgh, EH6 6ED

Light and Tastefully Presented, One-Bedroom, Third-Floor (Top) Flat

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Property Description

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

Comprises an entrance hall, a living/dining room and kitchen, a double bedroom, and a shower room.

An ideal starter home or buy-to-let, featuring a fitted kitchen with appliances and a modern bathroom. In addition, there is gas central heating, double glazing, tall ceilings and period cornice work.

There is also a secure entry system, superb transport links, and zoned street parking on the surrounding streets.

The welcoming entrance hall provides access to all rooms within the property, creating a practical and well-laid-out living space. The spacious open-plan living area is thoughtfully designed to accommodate both lounge and dining furniture, featuring comfortable carpeted flooring, a central light fitting and a large window that floods the room with natural light, enhancing the bright and airy feel. This versatile space is ideal for both relaxing and entertaining. Open to the living area, the kitchen is neatly arranged and finished with stone-effect worktops, a tiled splashback surround and easy-maintenance flooring. The space is well equipped with integrated appliances including a fridge/freezer, oven and an electric hob with a canopy extractor above, along with a stainless-steel sink and drainer, providing both style and functionality.

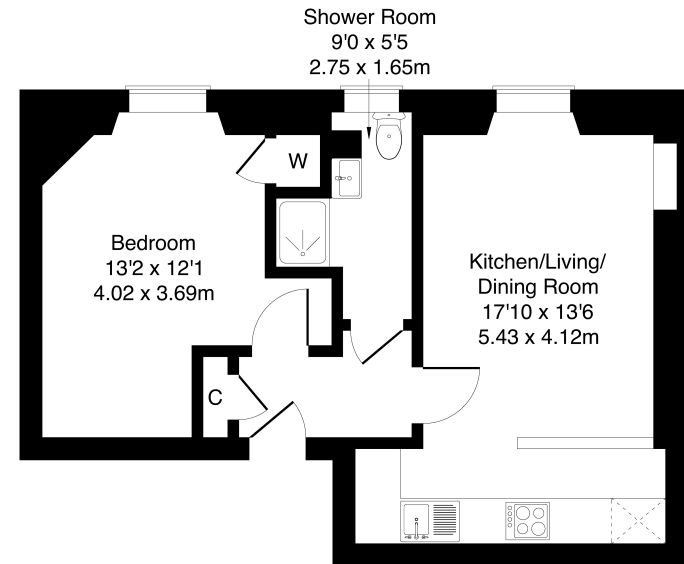
The bedroom is generously proportioned and comfortably accommodates a double bed along with additional bedroom furniture. It benefits from soft carpeted flooring, a built-in wardrobe offering ample storage, and a pleasant, peaceful outlook, making it an ideal retreat at the end of the day. Completing the property is the modern fitted shower room, which features easy-maintenance flooring, a tiled splashback surround, contemporary spotlighting and a ladder-style radiator, creating a clean and functional finish throughout.

The Living Area has been virtually staged with our compliments.



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Approximate Gross Internal Area: (431 sq ft - 40 sq m.)



Third Floor

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

Area Description

The Shore is a fashionable and vibrant area located north of Edinburgh city centre, combining historic charm with modern developments. It is renowned for its exceptional selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive shopping opportunities are found throughout Leith, with Great Junction Street and the foot of Leith Walk nearby, along with numerous supermarkets. The area hosts weekly markets that showcase local food stalls and

independent retailers. For broader retail and leisure options, the Ocean Terminal complex offers major high-street outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. Scenic walks and cycle routes run along the Newhaven shore and the Water of Leith, while Leith Links park provides spacious green areas. Excellent transport connections include frequent services to the city centre and beyond, supported by the new tram extension reaching Newhaven.





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