



**3fl, 26 Henderson Gardens, Leith, Edinburgh, EH6 6BX**

Traditional, One-Bedroom, Corner-Aspect, Third-Floor (Top) Flat

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# Property Description

Light and tastefully presented, one-bedroom, corner-aspect, third-floor (top) 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, living/dining room, kitchen, double bedroom and a shower room.

An ideal starter home or buy-to-let opportunity, in a desirable city location, finished in neutral decor throughout. In addition, there is a modern bathroom, solid wood flooring throughout, gas central heating, sash and case windows and tall ceilings.

There is also a secure entry system, a shared yard and unrestricted, on-street parking to the front and on the surrounding streets.

An entrance hall, with cupboard storage, is finished with light, neutral decor and solid wood flooring, which continue throughout most of the flat. On the left, a high-ceilinged reception room, with an open Edinburgh Press, enjoys plenty of natural light from a tall, sash and case window and provides ample, versatile space for both lounge and dining furniture.

Conveniently adjoining, a kitchen is fitted with neutrally toned units, wood-effect worktops and white splashback tiling, whilst appliances include a freestanding cooker and a washing machine.

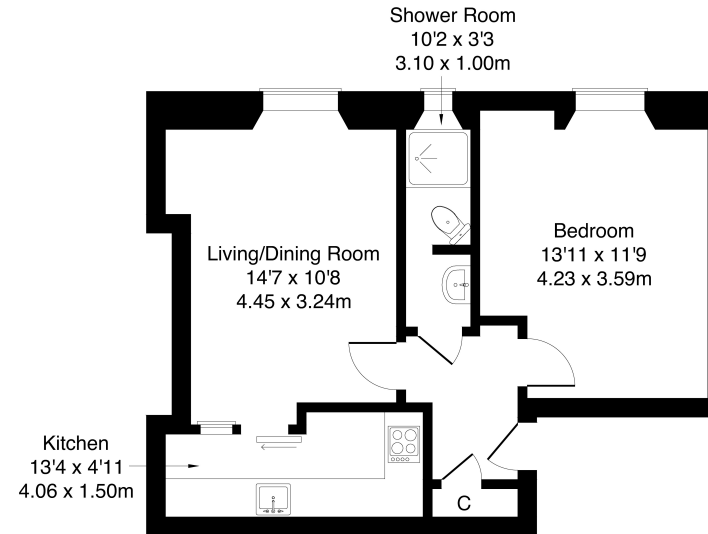
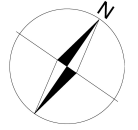
Across the hall, a double bedroom benefits from similar storage and provides plenty of space for freestanding bedroom furniture.

Completing the accommodation, a naturally lit shower room comprises a shower cubicle, a WC, a basin set into storage and tiled splash walls.



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Approximate Gross Internal Area: (474 sq ft - 44 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 renowned and historic port area of Edinburgh, and a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks and

squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven.



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