



# 77/6 HENDERSON STREET

Leith, Edinburgh, EH6 6ED



1

Public Room



2

Bedrooms



1

Bathroom





# 77/6 HENDERSON STREET

Situated on the second floor of an attractive, traditional tenement building in Leith, within its historic conservation area and built by Scottish architect James Simpson, this two-bedroom flat is beautifully presented with tasteful, contemporary décor and modern fixtures, enhanced by retained period features.

Cosmopolitan Leith is home to fantastic amenities, many of which lie within enviable easy reach of the flat. These included shops, such as well-known retailers, supermarkets, and independent stores, a wide range of eateries, including Michelin Star restaurants, schools (Leith Primary and Leith Academy are both within a 15-minute walk), transport links, green space (including Leith Links and the Water of Leith walkway), and the regenerated waterfront.











**C**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Traditional second-floor flat in Leith
- Part of a handsome building by architect James Simpson
- Secure shared entrance and stairwell
- Welcoming hallway with clothes pulley
- Airy living room with cornicing, ceiling rose and fireplace
- Modern fitted kitchen
- Two airy double bedrooms (one with built-in storage)
- Bright bathroom with shower-over-bath
- Residents' permit parking (Zone N8)









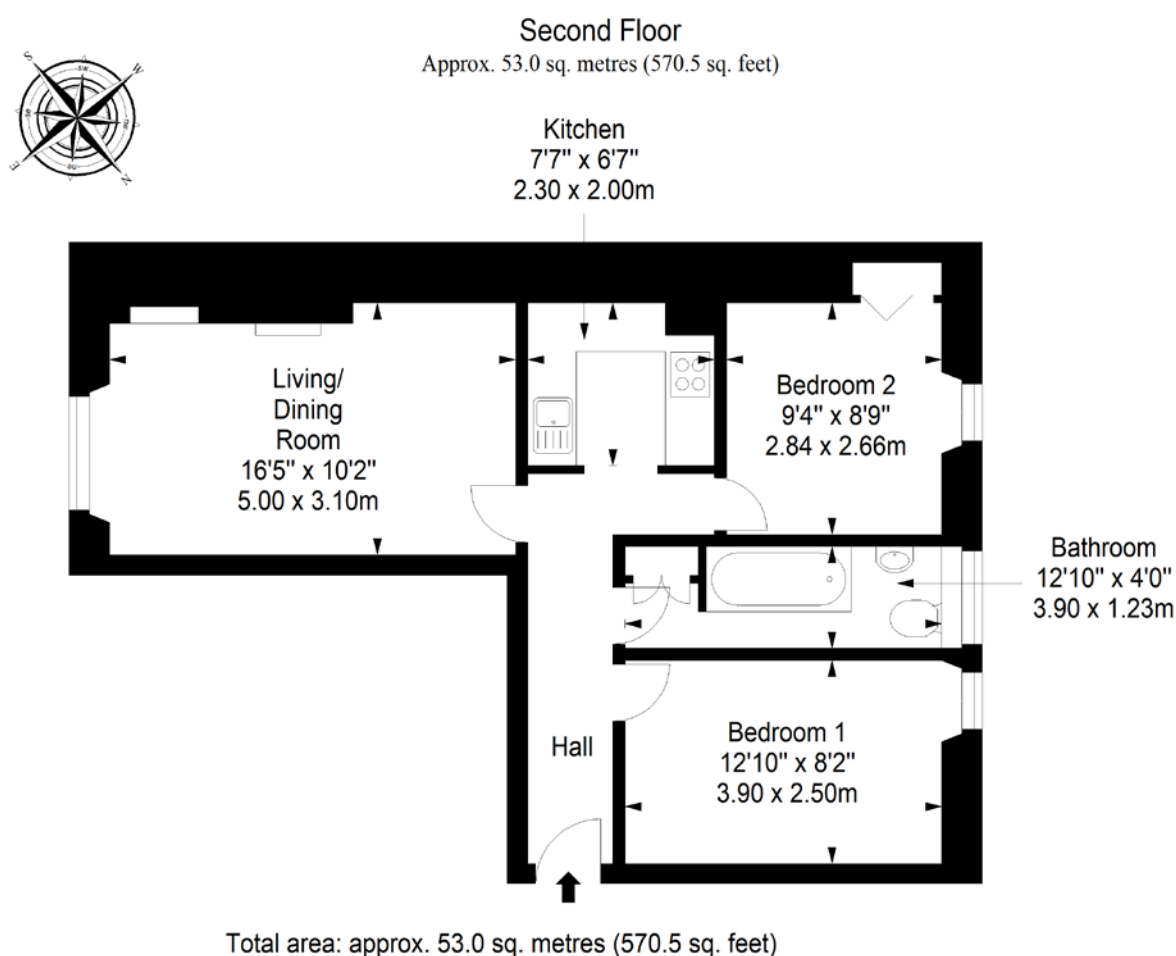
Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





# LEITH

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



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