










Offers Over  
**£290,000**

## 20/6 Henderson Street

Leith | Edinburgh | EH6 6BS

Occupying a prime corner position on the top floor of a traditional tenement building, this superb flat combines period charm with modern style. Located in the heart of Leith, it enjoys immediate access to a wealth of amenities including independent shops, cafés, restaurants, supermarkets, and excellent transport links. Offering generous proportions and versatile accommodation, the property is an ideal choice for first-time buyers or professionals seeking a vibrant city location.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Zoned Permit Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band – C



## Description

The reception room is a real highlight of this home. A striking corner window fills the space with natural light and gives a unique view. The room also has stylish laminate flooring, decorative cornicing, and a useful Edinburgh Press cupboard. Together, these features create a bright and welcoming space for relaxing or entertaining.

Next is the dining kitchen, which combines modern style with everyday practicality. It is fitted with sleek high-gloss black units and matching monochrome tiling. A large built-in storage cupboard adds excellent utility. The room is generously sized, with plenty of space for a dining table. This makes it ideal for everyday meals or hosting friends and family.

The flat has three good-sized double bedrooms. The principal bedroom comes with a warm green colour scheme, soft carpet flooring and ample space for free standing furniture. The second bedroom has mirrored wardrobes with storage above and decorative cornicing. The third bedroom is spacious and decorated in deep tones, with soft fitted carpeting that creates a restful atmosphere.

Finally, the shower room is finished to a high standard. It includes fresh tiling, a modern white two-piece suite, built-in vanity storage, a wall-mounted cabinet, and a thermostatically controlled shower for ease and comfort.

This top-floor flat combines generous living space, modern finishes, and a sought-after location in one of Edinburgh's most vibrant neighbourhoods. It is a stylish and practical home, well suited to a wide range of buyers.





## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

There is a communal garden located to the rear and for car owners, zoned residents' permit parking is available, with additional pay-and-display spaces nearby for visitors.

## Viewing

Please contact Neilsons on 0131 625 2222.





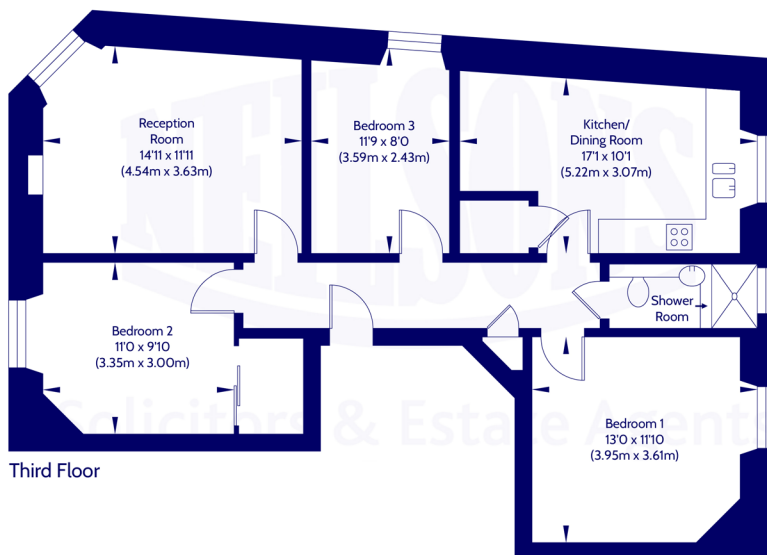
## Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district again offering a great choice of popular bars and restaurants. There are a variety of lovely outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and tram service direct to the Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 80.59 Sq M / 867 Sq Ft.



Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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