

LEITH

89/9 HENDERSON STREET  
EH6 6ED



EPC RATING: UNKNOWN

OFFERS OVER £210,000



## CHARMING ONE BED TOP FLOOR FLAT WITH OUTSTANDING VIEWS OF THE SHORE

Located in this stunning Victorian 'C' Listed building in the trendy Shore area, this beautifully presented bright flat offers oodles of period charm. The lounge is situated in the turret with curved bay windows providing stunning views, and the kitchen & bathroom fittings are all contemporary making the flat ready to move into. There are a superb range of cafes, bars, restaurants & supermarkets on your doorstep, together with excellent public transport routes into the city centre. This would make a wonderful home for any first time buyer.

### VIEWING

Sun 2-4pm or pls call 0131 4466850

### PROPERTY DESCRIPTION

- Hallway with stripped wood floors and handy storage cupboards including utility cupboard, boiler cupboard & shoe storage
- Quirky turret sitting room with curved bay windows, stripped wood floors, cornicing, shelving & original wrought iron fireplace with hearth
- Contemporary kitchen with two windows with views to Arthur's Seat, making it light & bright, a good range of white high gloss handleless units, appliances, bespoke storage, shelving, radiator cover, window seat and a fabulous original range
- Good sized double bedroom with built in wardrobe
- Modern bathroom with shower cubicle, vanity sink unit, wall mounted wc & heated towel rail
- Gas central heating from combi boiler & upgraded wooden sash & case windows
- Residents permit parking in the street
- Well maintained and secure stair

### AREA

The Shore is a very popular, trendy area in the east of the city which offers an excellent range of supermarkets (Lidl & Tesco), independent retailers, coffee shops, bars & restaurants, including a range of well renowned, high end establishments making this a great area for foodies. There are superb amenities within the vicinity and easy access into the city centre with its nightlife, theatres & cinemas especially the new St James Quarter. The flat is also well placed for lots of walks and open spaces including Leith Links and the Water of Leith, with Portobello beach a short drive away. There are numerous bus services both into and out of town, together with the tram link which provides a direct route to the airport. There is also easy access out to the motorway network.

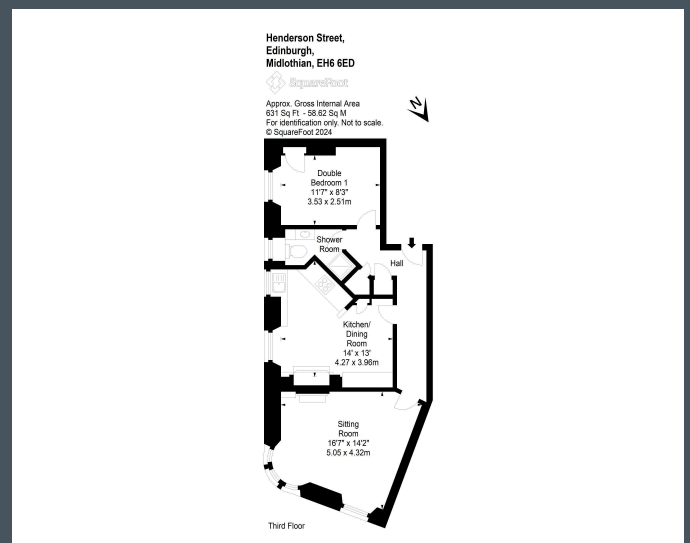
### EXTRAS

The blinds/curtains, light fittings, gas hob, electric oven, cooker hood, integrated microwave, integrated slimline dishwasher, integrated fridge & freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£225,000

Sitting room	16'7" x 14'2" (5.05 x 4.32m)
Kitchen	14' x 13' (4.27 x 3.96m)
Bedroom 1	11'7" x 8'3" (5.35 x 2.51m)



### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

