

81 Henderson Street

The Shore, Edinburgh, EH6 6ND



81 Henderson
Street



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Unique & stylish

duplex apartment

This characterful main-door duplex apartment is a wonderful two-bedroom city home, which forms part of a historic C-listed building (1891) by the renowned Leith architect, James Simpson. The property is in the desirable Shore district within the Leith conservation area and it is close to Michelin-starred restaurants, award-winning amenities, schools, and regular bus and tram links for a swift commute to the city centre and airport. It is an ideal property for professionals, couples, downsizers, small families, and first-time buyers alike, seeking attractive accommodation in a hugely popular city location. The home is finished with a sharp eye for detail, and it enjoys stylish interior design, two washrooms, and access to controlled parking.

General Features

- A unique and stylish duplex apartment
- On the lower ground and ground floor
- In a historic C-listed Victorian building
- Highly desirable location in The Shore
- Stylish interior design throughout

Accommodation Features

- Private main-door entrance
- Southeast-facing living room
- Well-appointed dining kitchen
- Principal bedroom with en-suite WC
- Second double bedroom/study
- Family bathroom with overhead shower
- Gas central heating system
- Double-glazed windows

Exterior Features

- Close to all The Shore offers
- Near a choice of idyllic public parks
- Controlled permit parking (Zone N8)





Welcome to

81 Henderson Street

The apartment building has a beautiful façade, finished with red sandstone and polished ashlar, alongside fine renaissance details. It makes for a delightful first impression. Stepping inside, the home's private front door opens directly into the living room.



Southeast-facing

reception area with suave décor



6 81 Henderson Street | Ralph Sayer



Enjoying on-trend neutral décor and white detailing, paired with stripped wooden floorboards, the living room has a stylish aesthetic that is inviting and sophisticated. A bold accent wall complements the look, whilst southeast-facing windows ensure an abundance of natural light throughout the entire day. The room accommodates comfy furnishings and a work area - it is a fantastic space for everyday use.

Rebecca and Laura
19th September 2015



A space for

Entertaining and dining

On the lower ground floor, the dining kitchen is a lovely space for casual meals and socialising whilst eating. It accommodates a table and chairs, and is equipped with white base and wall-mounted cabinets, alongside wood-toned worktops. Neutral décor and white splashback tiles accentuate a bright environment, whilst a cherry-red feature wall brings a welcomed splash of colour. An integrated oven, gas hob, and extractor hood are included, along with a freestanding fridge/freezer, and space for an undercounter washing machine.



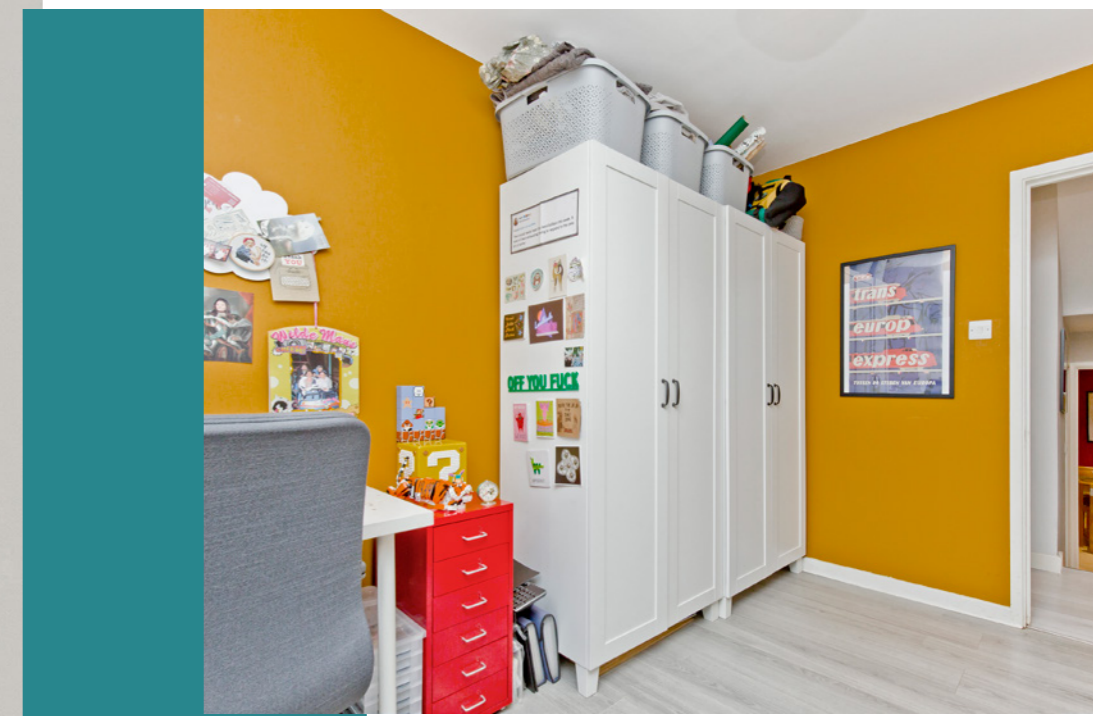




Two double bedrooms with

Impeccable styling

The two double bedrooms maintain the quality standards found throughout the home. The principal suite is just off the living area, enjoying an understated colour palette that enhances an airy ambience. It also has built-in storage and the convenience of its own en-suite WC. Meanwhile, on the lower ground floor, the second bedroom reflects the styling of the living space. This bedroom provides excellent versatility as well, as showcased by its current use as a home office.







Bathrooms

A family bathroom and en-suite WC

In addition to the principal bedroom's en-suite WC, the property has a family bathroom, which is located on the lower ground floor. The bathroom has light décor and white tiling, and it is equipped with a three-piece suite, comprised of a storage-set washbasin, a hidden-cistern toilet, and a double-ended bathtub with an overhead shower.

The property has gas central heating and double-glazed windows for year-round comfort and efficiency.

Desirable

city location

The apartment has a highly desirable location in The Shore, with the continental-style Water of Leith practically on the doorstep, in addition to gourmet restaurants and first-rate amenities. The home is also never far from expansive green spaces, with Leith Links and Pilrig Park both close by. Conveniently, residents have access to controlled permit parking (Zone N8) as well.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, and a freestanding fridge/freezer to be included in the sale. The washing machine may also be available upon request via separate negotiation.



Property Name

81 Henderson Street

Location

The Shore, Edinburgh, EH6 6ND

EPC Rating - C

Council Tax Band - C

Home Report Value - £205,000

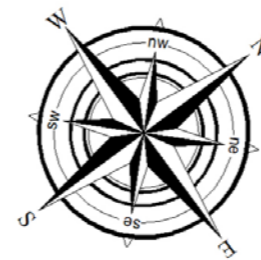
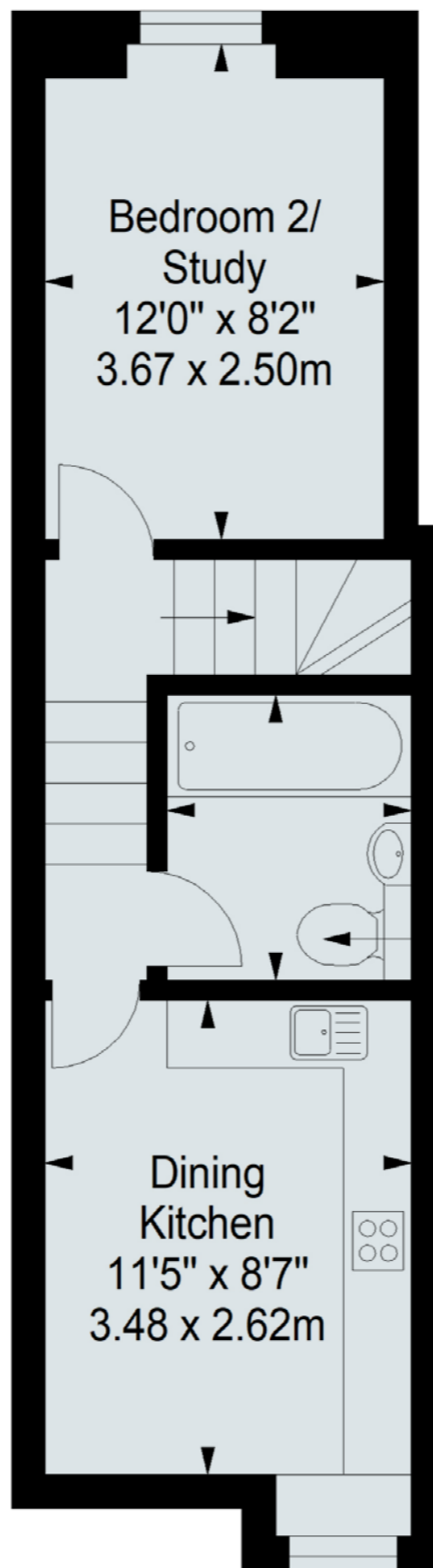
Approximate total area:

113.1 sq. metres (1217.4 sq. feet)

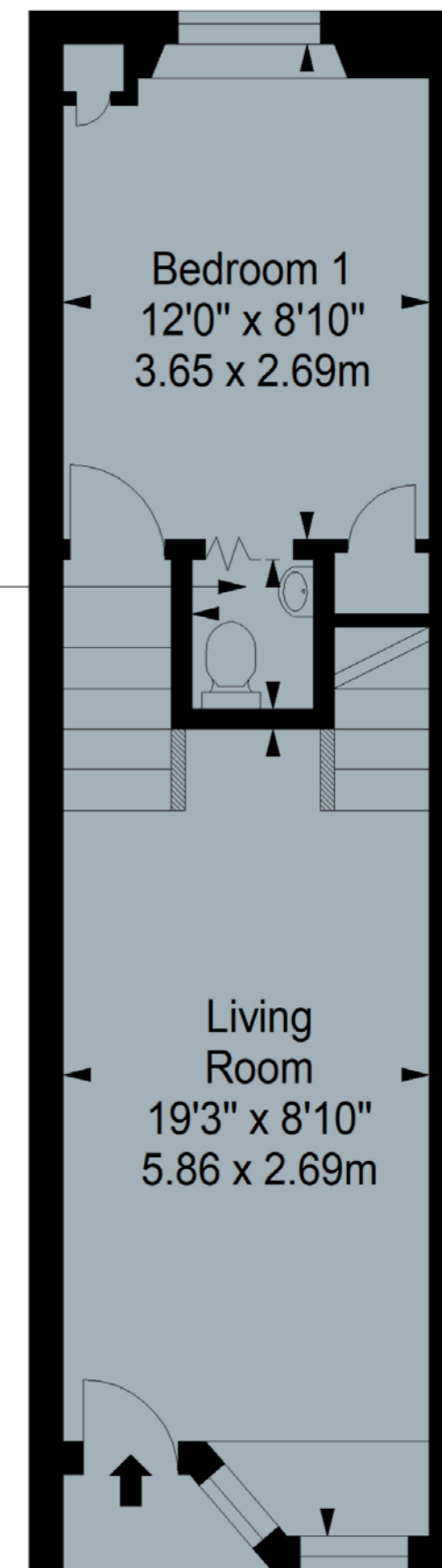
Lower Ground Floor

Ground Floor

The floorplan is for illustrative purposes.
All sizes are approximate.



WC
3'11" x 3'3"
1.20 x 0.98m





The Shore

One of the most desirable postcodes in the capital

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city.

The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym.

The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre, including a nearby tramline to the airport. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

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dream property!



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0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.