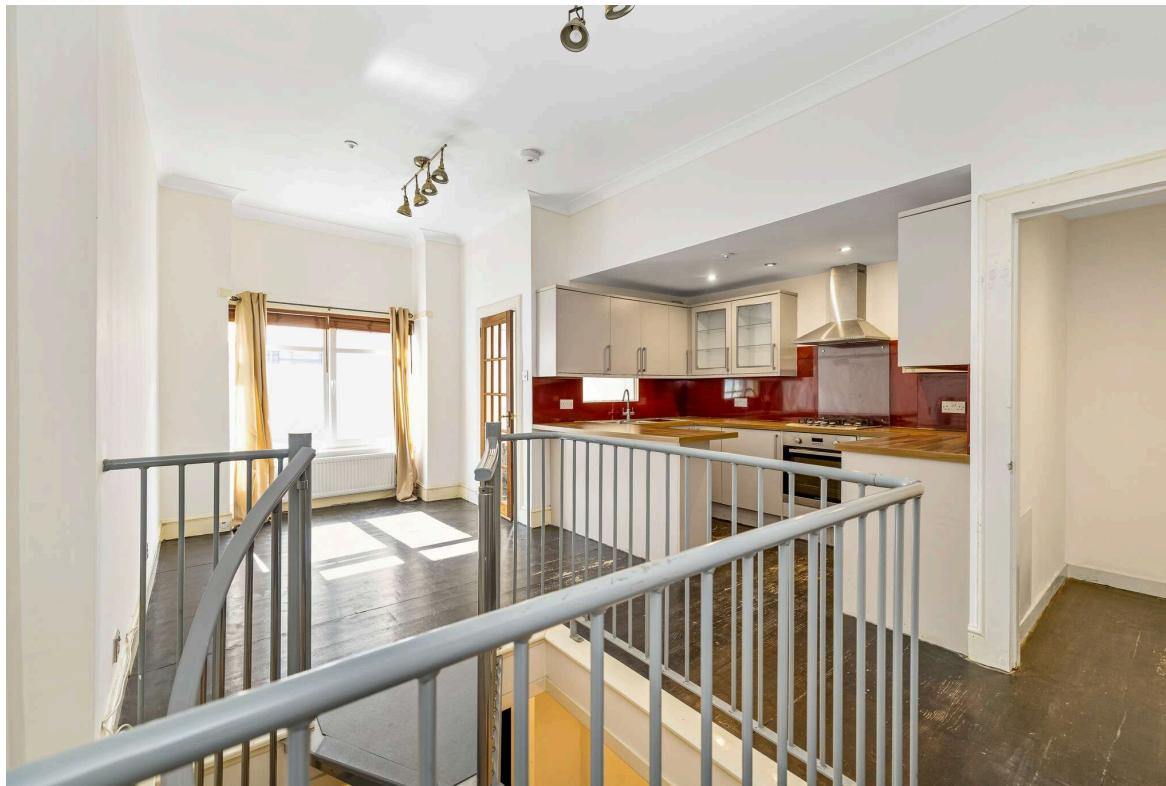




61 Henderson Street
LEITH | EDINBURGH | EH6 6ED

wariners
solicitors & estate agents



61 Henderson Street

LEITH | EDINBURGH | EH6 6ED

Set in the heart of cosmopolitan Leith, moments from the waterfront, excellent bars, cafes and Michelin star restaurants is this immaculately presented main door apartment split over two levels. Boasting gas central heating, double glazing and a communal courtyard garden this property would make an ideal buy in a highly sought-after location.

The accommodation comprises your own front door, a welcoming entrance hallway, a bright living/dining kitchen with generous dining space and contemporary kitchen units, a stylish shower room, a large double bedroom and following down a trendy spiral staircase the lower level benefits from a large reception area, ideal study/home gym and the flat is completed by a second well-proportioned double bedroom.

- Main door apartment set over two levels
- Close to some of the city's best bars and restaurants
- Moments from Leith Links and Water of Leith walkway
- Welcoming hallway
- Bright open plan living/dining area
- Contemporary kitchen with attractive units
- Two double bedrooms
- Stylish shower room
- Well-kept communal garden
- Gas central heating and double glazing

Council Tax band A , EPC rating C

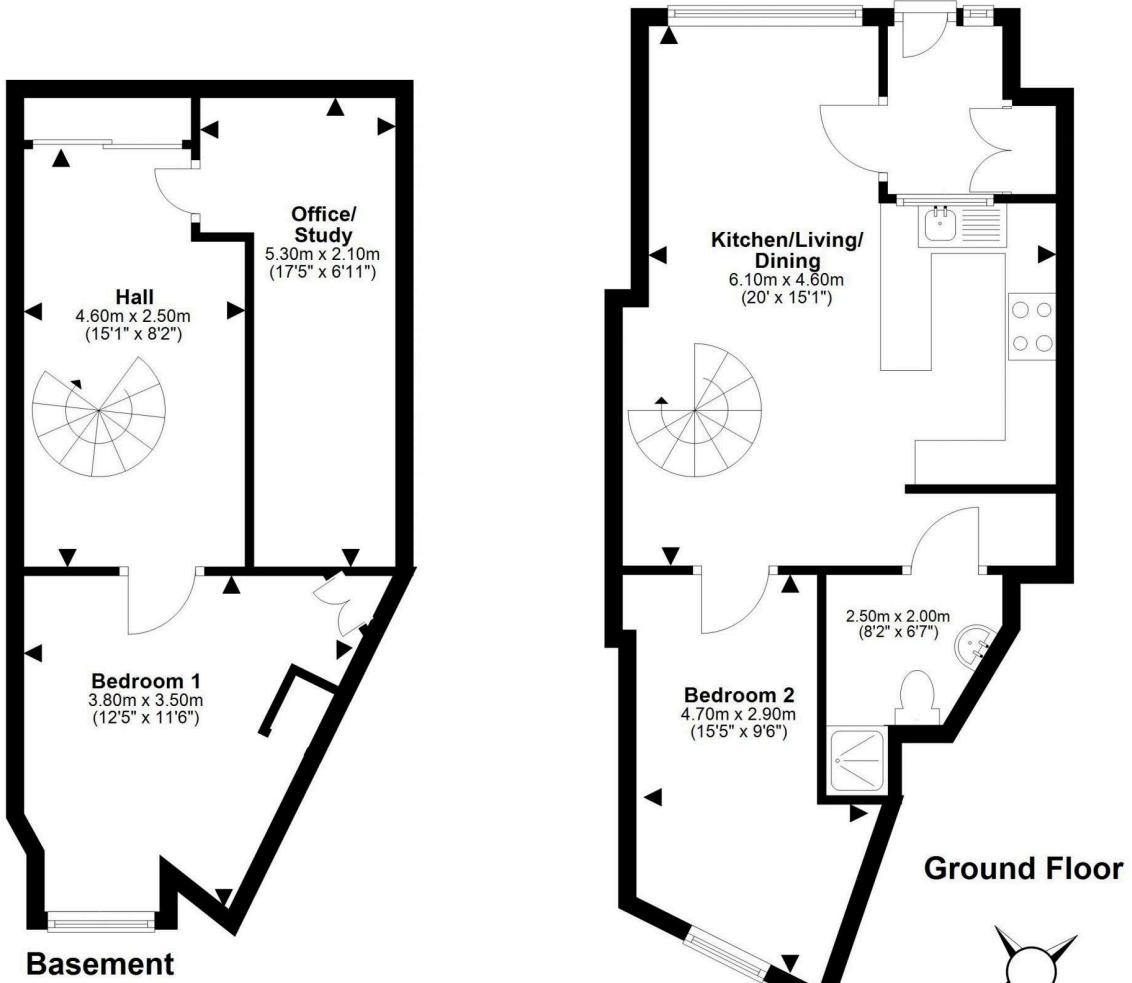
Extras: All fixtures and fittings, curtains, oven, extractor fan, washing machine and fridge.

PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of The Shore in Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links. The area offers schooling from nursery to senior level. It benefits from an excellent public transport system with 24-hour buses and a tramline that will connect Leith to the city and to Edinburgh International Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.