



67/1 Henderson Street
THE SHORE | EDINBURGH | EH6 6ED

warners
solicitors & estate agents



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Well presented one-bedroom first floor flat quietly situated to the rear of a traditional tenement building in the cosmopolitan and highly desirable Shore district of Edinburgh.

The open plan living room/kitchen forms the main public area in the property, with the kitchen area benefitting from an excellent amount of integral cupboard storage, and the well-sized double bedroom similarly benefits from built-in wardrobe storage. A shower room and WC complete the internal accommodation.

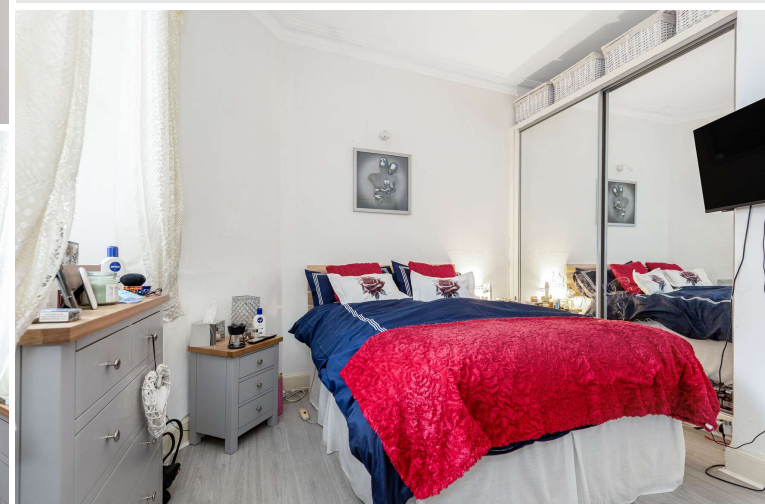
Outstanding local amenities include a range of stylish bars, cafes and restaurants, Ocean Terminal, Port of Leith distillery and the Royal Yacht Britannia, and the property is conveniently located to offer easy access to excellent public transport links.

Offering immense appeal to first-time buyers and those looking for a home in the vibrant Shore area, early viewing is highly recommended.

- One-bedroom apartment
- Highly desirable location
- Fantastic local amenities
- Easy access to public transport links
- Double bedroom with integral wardrobe storage
- Living room/kitchen
- Shower room
- WC
- Communal rear garden
- Permit parking

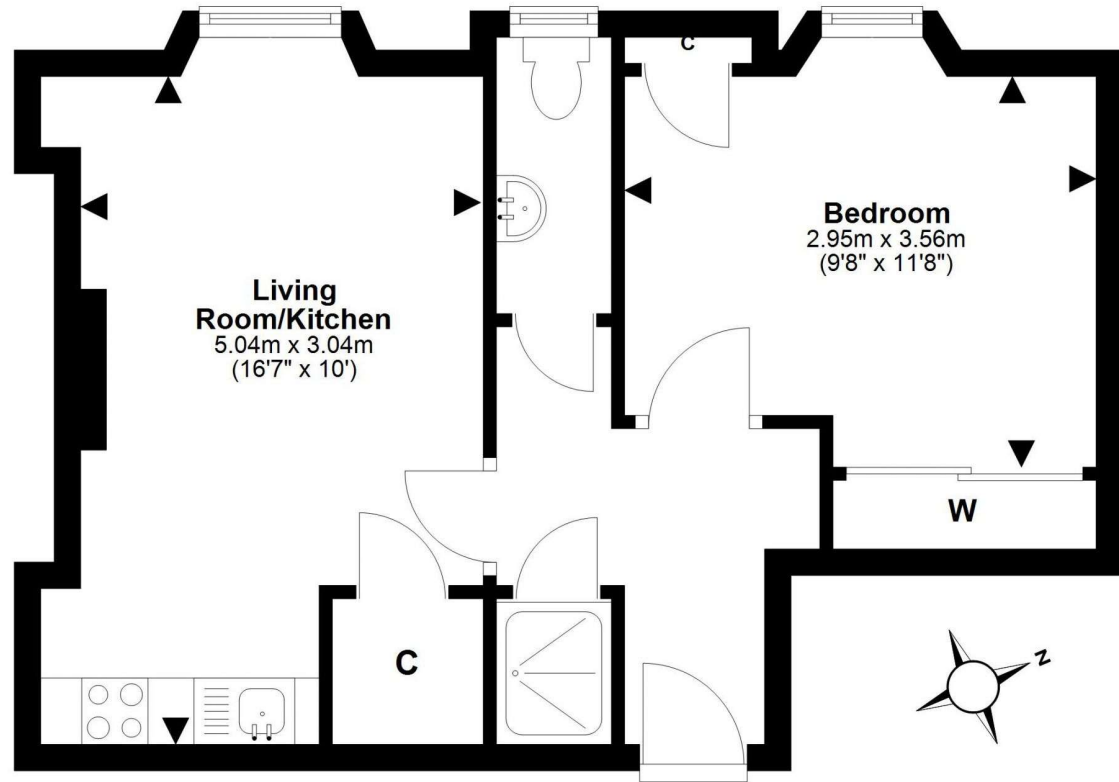
Energy Rating E. Council Tax Band A.

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



Included in the sale will be the cooker, washing machine, fridge freezer, window seat cushion and scatter cushions to match, all blinds, shutters and curtains.

The highly fashionable and vibrant Shore district of Edinburgh is located approximately three miles north of the city centre. Over recent years the area has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring district also boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal which also includes a multi-screen cinema. A 24 hour Asda supermarket is a little further east within neighbouring Newhaven whilst a new Aldi supermarket has just recently opened on Commercial Street itself. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting 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.