

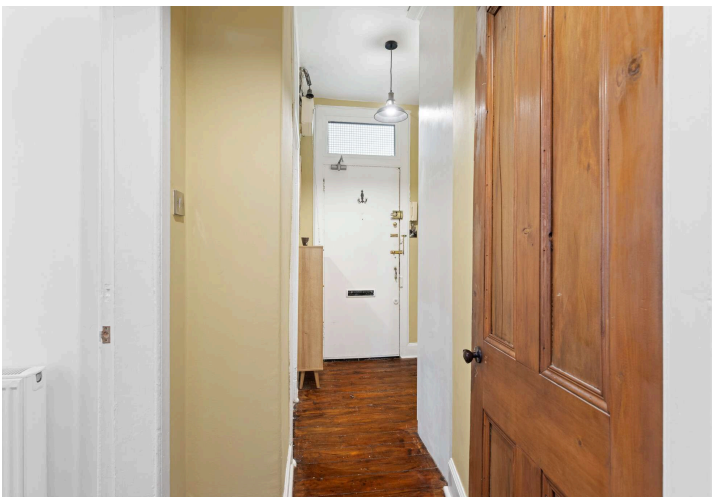


26 (3F4) Henderson Gardens

The Shore, Edinburgh, EH6 6BX



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3rd floor one bed flat in the popular Shore area, ideal for a first time buyer

- Sitting/dining room
- Kitchen
- Double bedroom
- Shower room & seperate w.c.
- Bright & well proportioned
- Excellent location close to amenities
- Secure entryphone system
- Ideal for a first-time buyer
- Communal rear garden
- Gas central heating & double glazing

Offers Over:

£170,000



Further information can be found in the home report.

About the Property

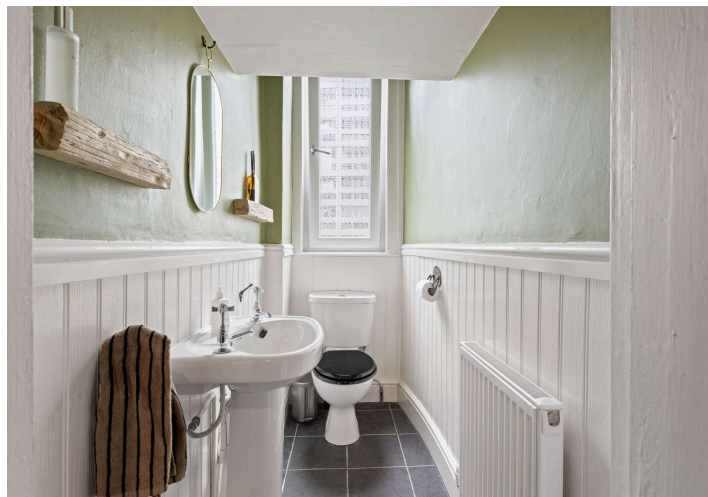
Located in the popular Shore area of Edinburgh, this one bed third floor flat offers a bright and spacious home, ideal for a first time buyer.

The property is presented in move in condition with a stylish decor throughout.

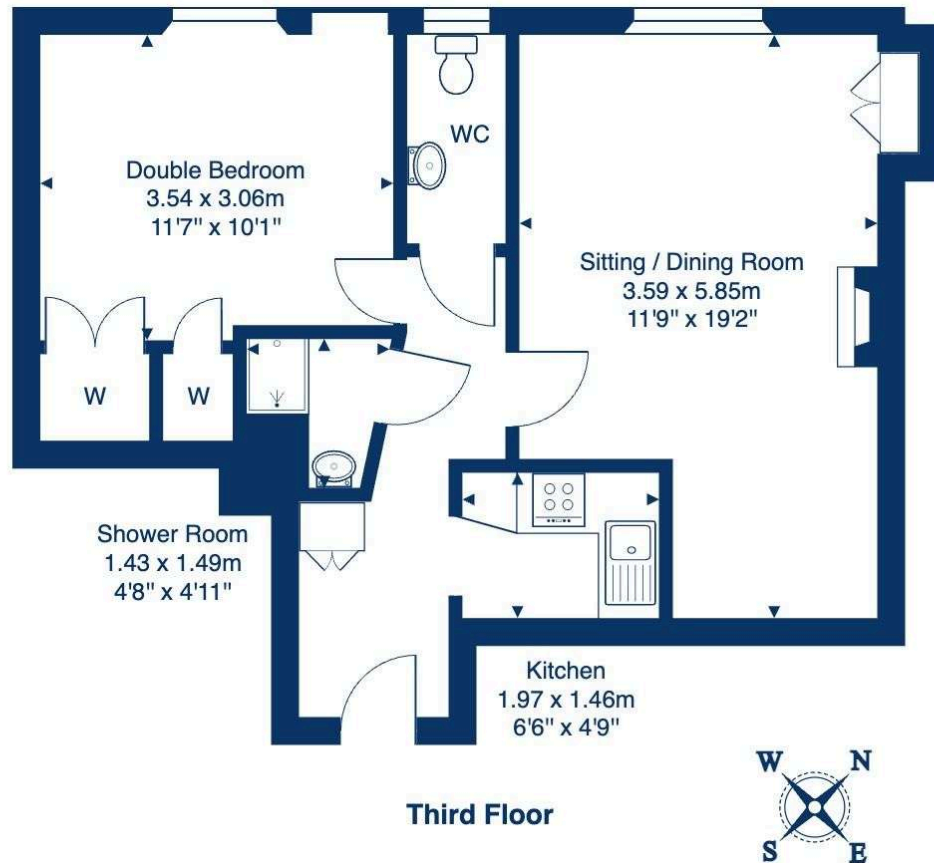
Further benefits include gas central heating, double glazing and a communal garden.

Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds, in addition to the white goods within the kitchen - oven, hob, cooker hood, fridge, freezer & washing machine.



26 3F4 Henderson Gardens, The Shore, Edinburgh, EH6 6BX



Third Floor

Total Area: 46.7 m² ... 502 ft²

All measurements are approximate and for display purposes only.

Location

The Shore is a vibrant cosmopolitan area set around the mouth of the Water of Leith, offering a unique waterfront setting a short distance from the city centre. The area boasts a fantastic choice of quality eateries in nearby Leith including 2 Michelin-starred restaurants and numerous bars and cafes. Leith Victoria Swimming Centre is nearby and further recreational amenities can be found at Newhaven, including sailing and a David Lloyd gym and sports facility. The green open spaces of Leith Links and Pilrig Park are also close by. This area is conveniently located for the Scottish Executive building and Edinburgh College and there is an excellent bus service to and from the city centre along with fantastic road links for commuting.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.