

COULTERS[©]

2F4 26 HENDERSON GARDENS

LEITH, EDINBURGH, EH6 6BX

 1 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

2F4, 26 Henderson Gardens is a charming one-bedroom second-floor flat situated in the heart of Edinburgh's highly sought-after Leith district. Nestled within a traditional tenement building just moments from the vibrant Shore area, this property perfectly combines classic character with stylish modern living.

KEY FEATURES



A traditional tenement second floor flat.



Generous double bedroom.



Shared rear garden.



On-street permit parking.



On the door step of The Shore amenities.



Within walking distance of a tram stop.



EPC Rating - C



Council Tax Band - A





Upon entering, you are welcomed into the hallway which leads to a bright open-plan sitting room and modern kitchen. This seamless space is ideal for both relaxing and entertaining, offering a contemporary culinary setup alongside a comfortable living area.

The accommodation further boasts a spacious double bedroom, complete with convenient built-in wardrobes that maximize storage. Rounding out this impressive apartment is a practical layout featuring a separate WC and a dedicated shower room.



THE LOCAL AREA

Situated approximately two miles north of Edinburgh's city centre, the vibrant Shore area was once a thriving port at the heart of the capital's maritime industry. Falling within the Leith conservation area, this popular part of the city is 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 enjoys fantastic public transport links into the city centre and is just a five minute walk from the nearest tram stop. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

EXTRAS

All fitted flooring, blinds, light fittings and integrated appliances are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £175,000



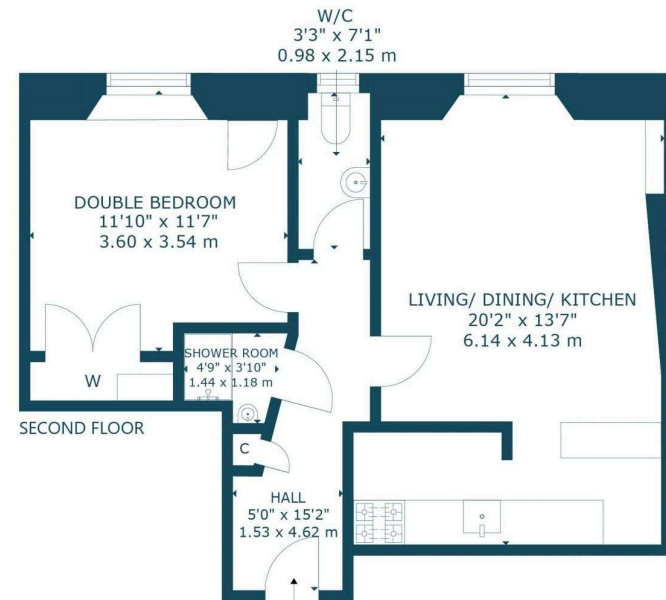
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26, 2F4 HENDERSON GARDENS, EDINBURGH, EH10 6BR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 526 SQ FT / 49 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.