



67/9 Henderson Street,
THE SHORE | EDINBURGH | EH6 6ED

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Occupying a desirable top-floor position within a traditional tenement, this appealing one-bedroom flat enjoys a prime location just moments from the vibrant Shore. Presented in excellent decorative order, the property offers comfortable and well-planned accommodation, centred around a bright open-plan living and kitchen area designed for modern living. A well-proportioned double bedroom with built-in storage and an attractive shower room featuring a walk-in shower and heated towel rail complete the accommodation. Further benefits on offer include double glazing, gas central heating with a recently installed combination boiler and Hive heating system, a communal back garden and permit parking. Offering an excellent balance of character, practicality and location, this attractive home is perfectly suited to first-time buyers, professionals and investors alike.

- Entrance Hall with storage
- Open plan Kitchen/living
- Well-proportioned bedroom with built in storage
- Shower room with heated towel rail
- Double Glazing & Gas central heating
- Entry phone security system
- Communal back garden
- Permit parking

Council Tax Band A, Energy rating C



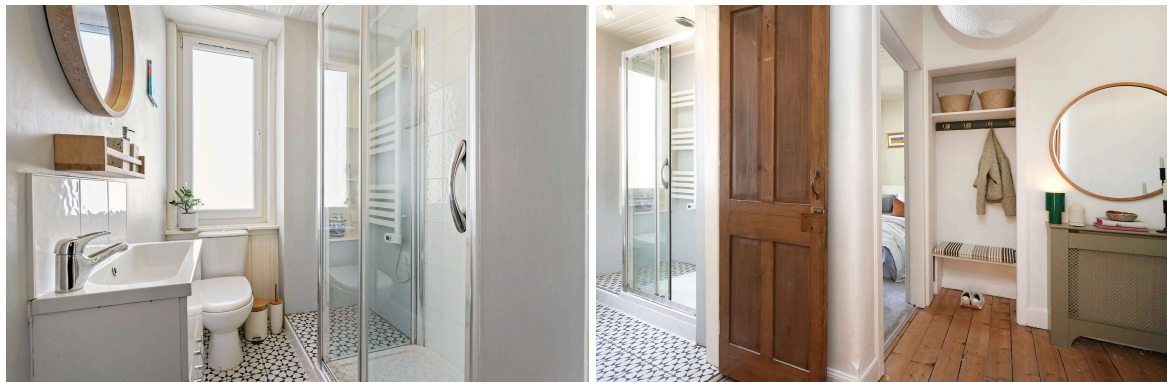
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

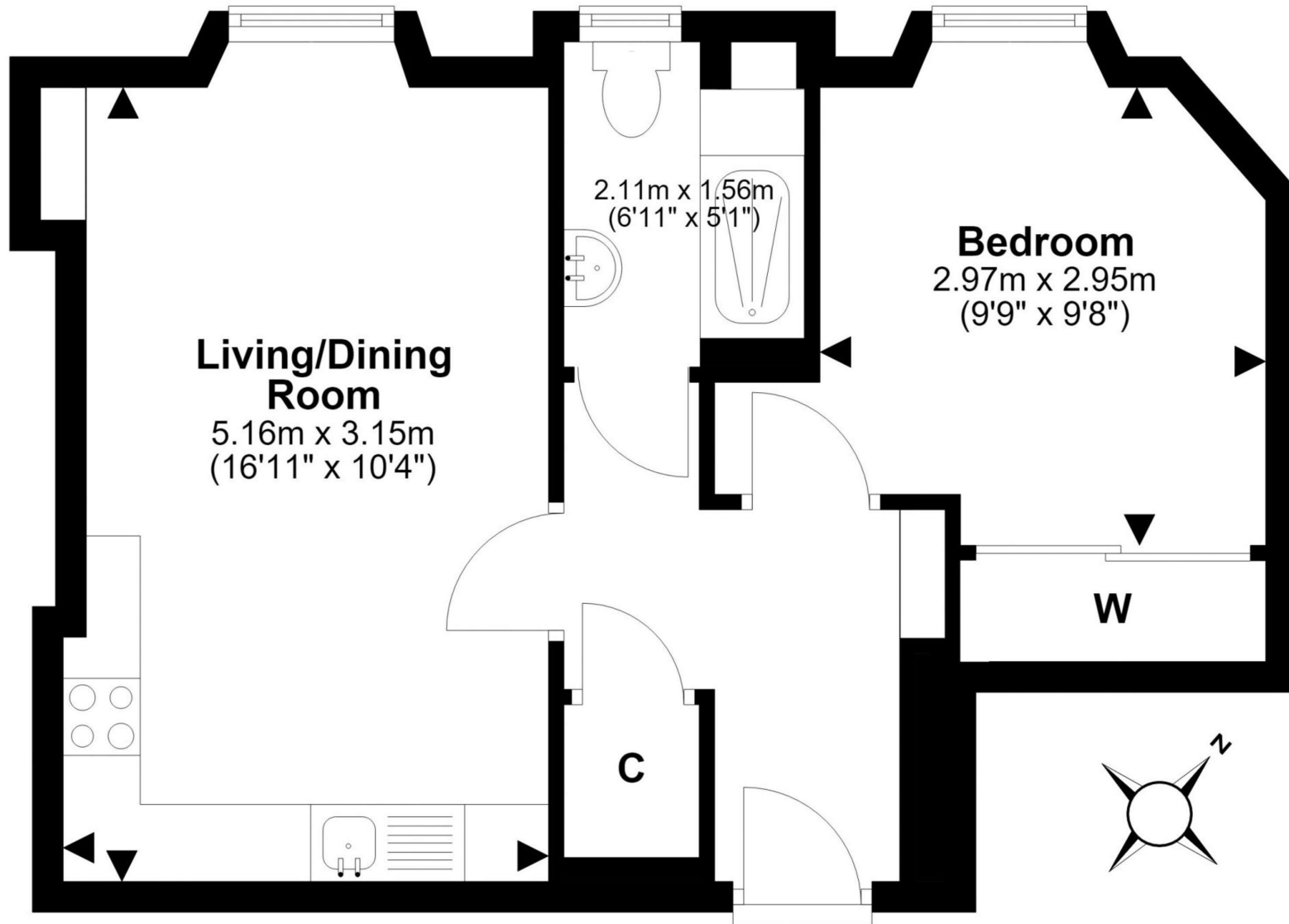


All fixtures, fittings, integrated kitchen appliances, curtains, blinds will be included in the sale.

Other items of furniture are available under separate negotiations.

The vibrant and cosmopolitan area of 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 cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. 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, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a new 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.