



21/9 Henderson Gardens  
LEITH | EDINBURGH | EH6 6BX

  
**warners**  
solicitors & estate agents



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Nestled on a quiet street in the heart of The Shore, one of the city's trendiest neighborhoods and moments from some of the best restaurants, cafes and bars and quick bus and tram links is this immaculately presented top floor apartment. Set in a handsome traditional tenement a stone's throw from the waterfront the property boasts gas central heating, double glazing, a well-kept communal garden and ample on street permit parking and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright open plan lounge kitchen with a contemporary kitchen section, neat breakfast bar and generous living space, a stylish bathroom with shower over bath and the flat is completed by two well-proportioned double bedrooms - both with twin windows flooding the bedrooms with an abundance of natural light.

- Traditional tenement in the heart of The Shore
- Close to Michelin starred restaurants and tram stop
- Welcoming hallway with storage
- Bright open plan lounge/kitchen
- Stylish bathroom with shower over bath
- Two double bedrooms
- Gas central heating
- Double glazing

Extras included in the sale are all curtains and blinds, 2 sofas, 7 bar stools, black coffee table, floor lamp and red rug in living room, integrated stove/oven and fridge, bed and chest of drawers in bedroom 2.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Energy rating C. Council Tax Band A.

The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area enjoys excellent public transport links, including 24 hour bus routes and the Newhaven to Edinburgh Airport tramline. The closest tram stop is conveniently located just a 5-minute walk from the property.



