



**20/4 HENDERSON STREET
LEITH
EDINBURGH
EH6 6BS**

**OFFERS AROUND
£175,000**



CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

**STYLISH AND SPACIOUS
THREE BEDROOM FLAT
IN TRADITIONAL
TENEMENT BUILDING IN
POPULAR RESIDENTIAL
AREA**

VIEWING:
BY APPOINTMENT ONLY
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

This is a stylish second floor flat decorated to a high standard throughout and set within a traditional tenement located in the popular residential area of Leith. Henderson Street is situated on the edge of the fashionable docklands area which boasts many popular wine bars and restaurants together with good local amenities and shopping facilities. The flat is approximately two miles north east of the city centre and is within walking distance of the Ocean Terminal shopping complex and cinema and the David Lloyd Sports and Leisure Club. Regular bus services run close by giving quick and easy access to and from the city centre. The City By-pass can also be reached in a few minutes by car which provides easy access to all the major road networks.

Entrance to the property is through the common passage and stair which also gives access to the shared garden to the rear of the tenement.

Internally the property is in excellent decorative order and offers stylish, bright and spacious accommodation. The property benefits from both gas central heating and double glazing and has good storage facilities. All fitted carpets and floor coverings are included in the sale together with the integrated ceramic hob and electric oven with cooker hood.

Detailed Accommodation:

Hall:

Welcoming entrance hall. Shelved storage cupboard. Meters cupboard. Entryphone handset. Cornice. Radiator. Laminate flooring.



Lounge: 4.52m x 3.39m [14'10" x 11'2"]:

Bright and spacious lounge with corner window with open outlook. Feature fireplace with wooden surround, tiled insert and hearth. Display recess with mirror, shelving and cupboard below. Decorative cornice and rose. Radiator. Laminate flooring.

Dining Kitchen: 5.34m x 3.12m [17'6" x 10'3"]:

Fully fitted dining kitchen with matching wall and base units. Integrated ceramic hob and electric oven. Ample work surfaces with 1 %stainless steel sink and drainer and tiled splash back. Open shelved pantry. Integrated wine rack. Cupboard housing new combi boiler. Shelving. Plumbed for washing machine. Window to rear with open outlook. Space for dining table and chairs. Radiator. Laminate flooring.



Bedroom 1: 4.03m x 3.55m [13'3" x 11'8"]:

Large double bedroom with window to rear with open outlook. Inset wash hand basin with storage cupboard below. Cornice. Radiator. Carpet.

Bedroom 2: 4.94m x 3.10m [16'3" x 10'2"]:

Second good sized double bedroom with window to front. Decorative cornice. Radiator. Carpet.



Bedroom 3: 3.41m x 2.46m [11'2" x 8'1"]:

Third double bedroom with window to side. Cornice. Radiator. Carpet.

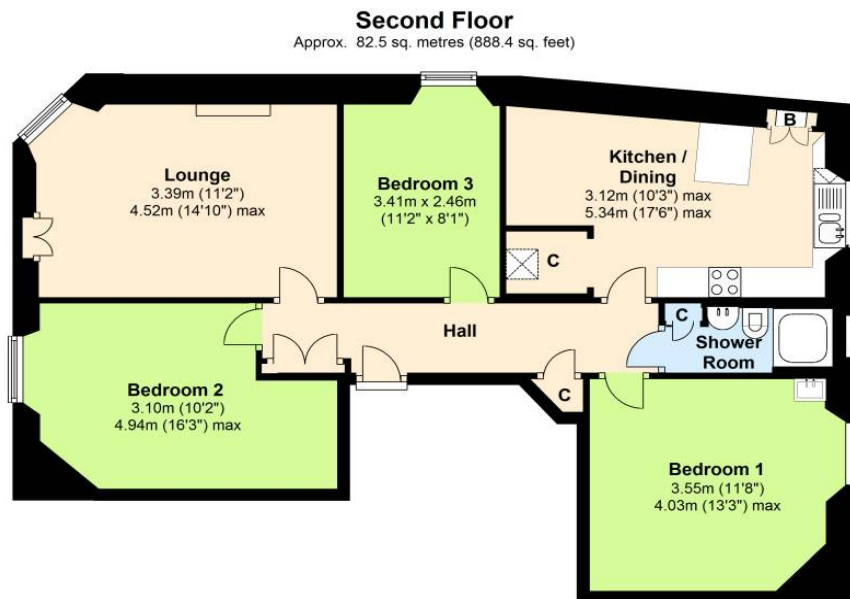
Shower room:

Stylish fully tiled shower room with white two piece suite comprising inset wash hand basin and WC. Shower compartment with mixer shower with rain head fitting. Frosted window to rear. Heated towel rail. Tiled floor.



External:

There is a well maintained communal garden to the rear of the property. Unrestricted on street parking.



Photographs and floor plan by J Murdoch Photographic Co. Ltd. 07850 092123



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

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