




McEwan Fraser Legal

Solicitors & Estate Agents

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70/9 Henderson Street

LEITH, EDINBURGH, EH6 6DL



LEITH

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This property is located in the heart of Leith and is just a short walk from the Shore, a vibrant cosmopolitan district set around the mouth of the Water of Leith, which is only a short distance from the city centre. The property is situated less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre.

Leith has been radically transformed into a gentrified community of quality apartments and converted warehouses such as the one on offer, making it an extremely desirable place to live.

There is an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes and several wine bars and the area is well served by major and local supermarkets.

There is extensive shopping centre at Ocean Terminal, with a multiplex cinema, Pure Gym and high street stores, including Debenhams and Marks and Spencers food hall and there are boutique retail outlets at Commercial Quay are both close by. Fantastic nursery and Primary schools are within easy walking distance, as is the Leith Victoria swimming pool and fitness centre.



70/9 HENDERSON STREET

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McEwan Fraser Legal are delighted to present to the market this spacious three bedroom flat situated in the popular Leith area of Edinburgh. Internally the accommodation is in need of some refurbishment, however, would make a great project for any buy to let investor or first-time buyer.

The property briefly comprises of a spacious lounge with ample space for furniture arrangements, a fully fitted kitchen with wall and base units, three double bedrooms providing more than adequate space for additional storage if required, a two-piece WC and shower room.

A communal drying green is located at the rear of the property.

On-street parking can be found for both residents and visitors.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.64m (15'3") x 4.61m (15'1")
Kitchen	3.83m (12'7") x 2.36m (7'9")
Bedroom 1	4.65m (15'3") x 2.72m (8'11")
Bedroom 2	3.15m (10'4") x 3.03m (9'11")
Bedroom 3	3.15m (10'4") x 2.05m (6'9")
Bathroom	2.14m (7') x 1.68m (5'6")

Gross internal floor area (m²): 73m² | EPC Rating: E

Extras (Included in the sale): Light fittings, floor fittings, curtains and blinds. Any other item may be made at separate negotiation.

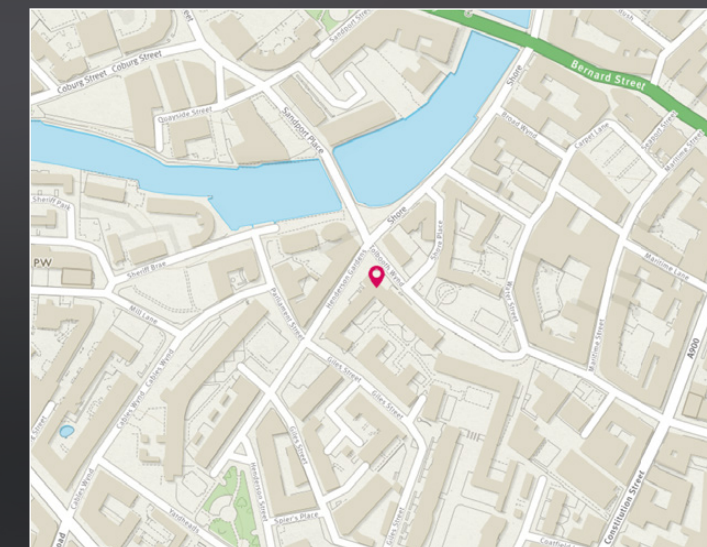


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