

# 11/4 Henderson Street

LEITH, EDINBURGH, EH6 6BT



*Spacious one-bed tenement flat with a large box room that is ideally positioned for access to Leith Walk and The Shore*



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McEwan Fraser is delighted to present this spacious one-bedroom tenement flat to the market. Henderson Street directly connects Great Junction Street with the Shore making this an ideal opportunity for a young professional who values being within easy walking distance of a fantastic range of amenities and great transport links.

# THE LIVING ROOM/KITCHEN



This is the largest style of one-bedroom tenement flat typically found in Leith and accommodation includes a large double bedroom with integrated storage, an open plan kitchen and living room, a shower room, and a generous box room that would make a perfect home office. Internally, the flat is freshly decorated and has new carpets in the bedrooms, boxroom, and hallway.



There is scope to improve the property with a new kitchen and a refreshed shower room making this the perfect opportunity for a buyer who is keen to make their own mark on their new home.

## THE SHOWER ROOM



# THE BEDROOM & BOX ROOM



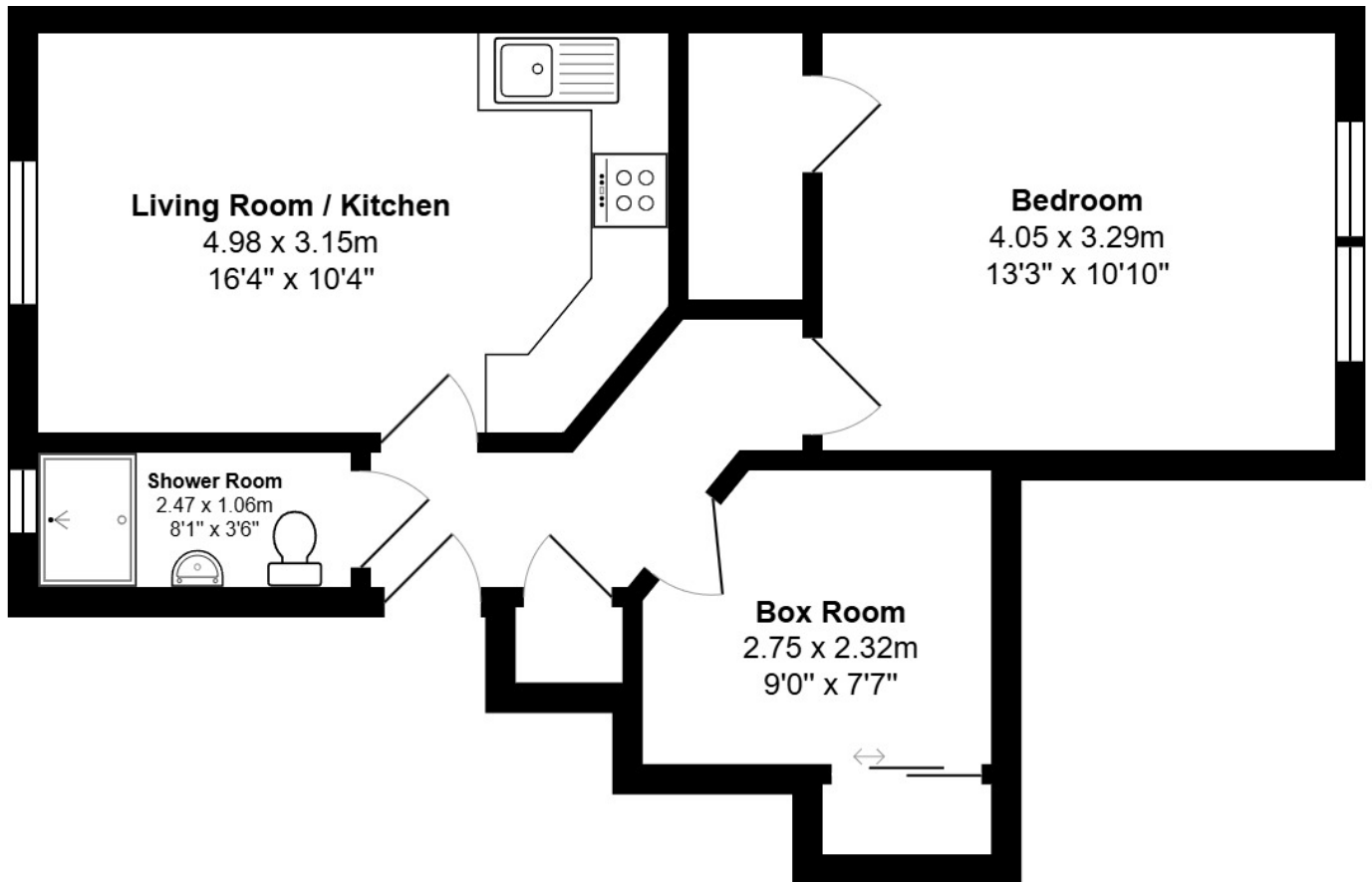
# EXTERNALS



The property has double glazing and access to a large communal rear garden.

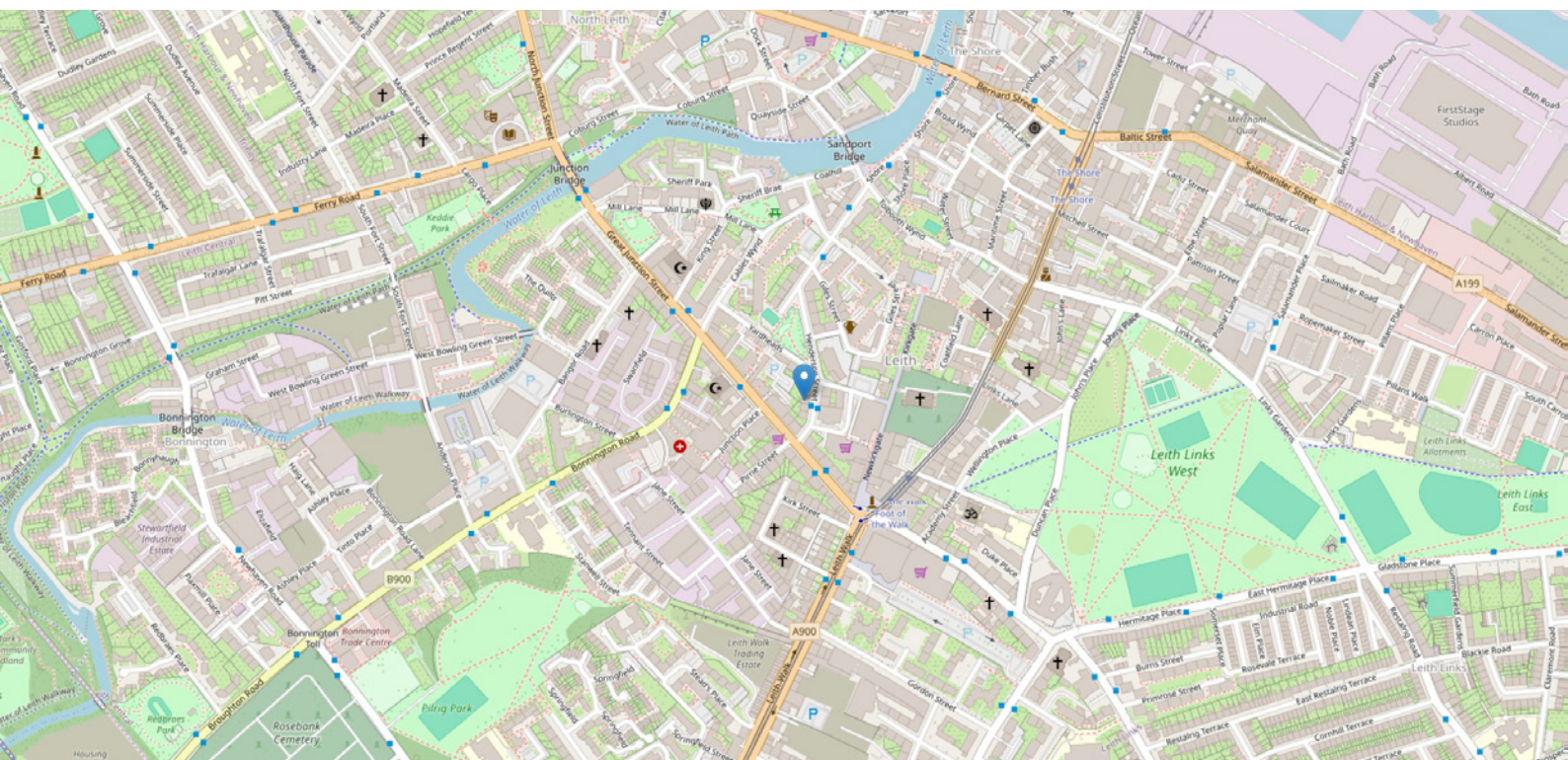
Early viewing is recommended.

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup> | EPC Rating: D



# THE LOCATION

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 benefits from an excellent public transport system with 24-hour buses and the newly completed tramline with a stop just a few minutes from the apartment. The tram connects Leith to the city and Edinburgh International Airport.





The area 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 supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, a 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.



# McEwan Fraser Legal

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