



GILSON GRAY

LAW • PROPERTY • FINANCE

7/6 HENDERSON STREET, LEITH

Edinburgh, EH6 6BT



Centrally located in vibrant Leith within strolling distance from outstanding amenities, this traditional second-floor flat is presented with easily adaptable neutral décor and benefits from access to a shared garden.

The interiors comprise a generous hallway with fitted storage, a bright reception room with period details, a modern kitchen, a rear-facing double bedroom with storage, a shower room and separate WC, and a good sized multi-purpose box room, also with fitted storage.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

FEATURES

- Fantastic central location
- Second-floor, traditional tenement flat
- Secure entry phone system
- Entrance hallway with good storage
- Characterful living room with twin windows
- Tasteful, fully fitted modern kitchen
- Rear-facing double bedroom with storage
- Large box room with storage and clothes pulley
- 2-Piece shower room
- Separate 2-piece WC
- Shared access to a rear garden
- Controlled on-street parking (Zone 5A)



"A CITY CENTRE HOME
APPEALING TO
PROFESSIONALS, FIRST-
TIME BUYERS, OR
INVESTORS."



EPC RATING:

D

COUNCIL TAX BAND:

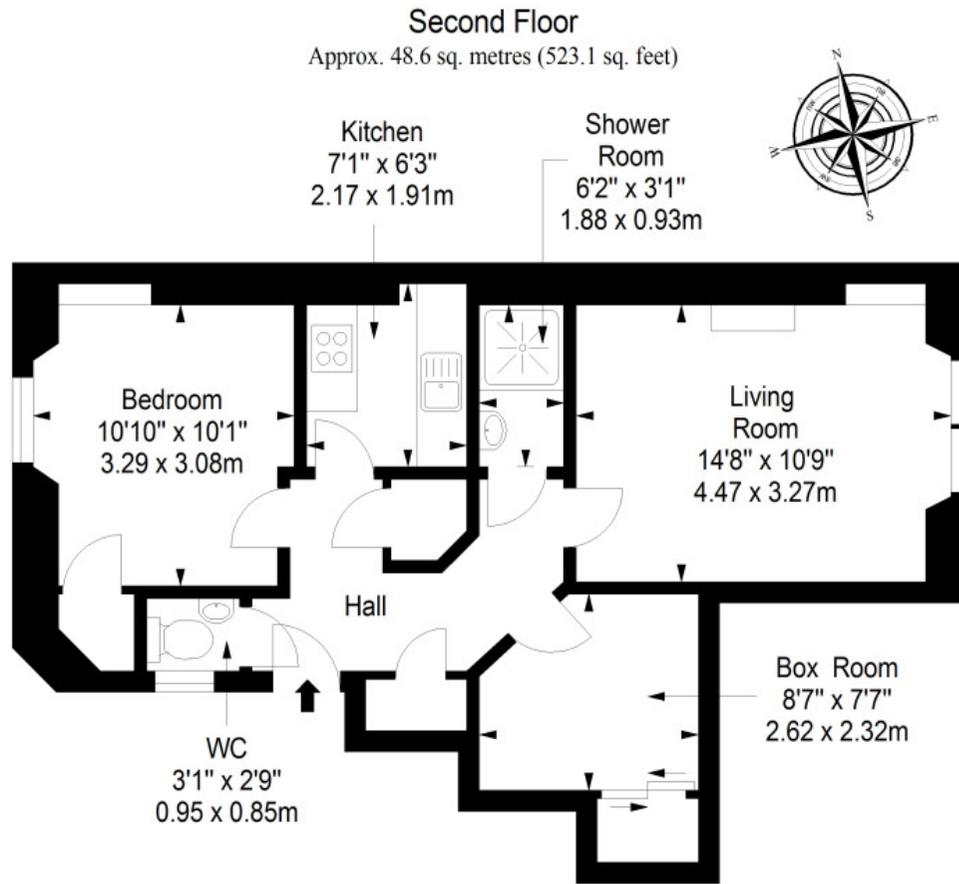
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VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK



Total area: approx. 48.6 sq. metres (523.1 sq. feet)

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

@gilsongrayprop | gilson gray property | gilson gray property | @gilsongrayprop



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