



13/8 Henderson Street
Edinburgh
EH6 6BT



3rd Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Two bedrooms
- Bathroom

features

- Wooden floors
- Gas central heating
- Double glazing
- Security entry phone
- Communal gardens

description

Beautifully bright, south east facing top floor flat in a traditional Edinburgh tenement building in the heart of Leith. The accommodation comprises entrance hall with storage cupboard and laminate flooring, sitting room / dining room with wooden floor, multi-fuel stove, press cupboard and decorative cornice, fitted kitchen with oven, hob, extractor hood, fridge and washing machine, double bedroom, quietly located to the rear, second bedroom / home office to the front and bathroom with white three piece suite, thermostatic shower fitting over the bath and modern "Metro" style tiling. The property benefits from gas central heating, double glazing, security entry phone system and communal garden to the rear. Overall this is an excellent first time buyer opportunity which must be viewed to be fully appreciated.



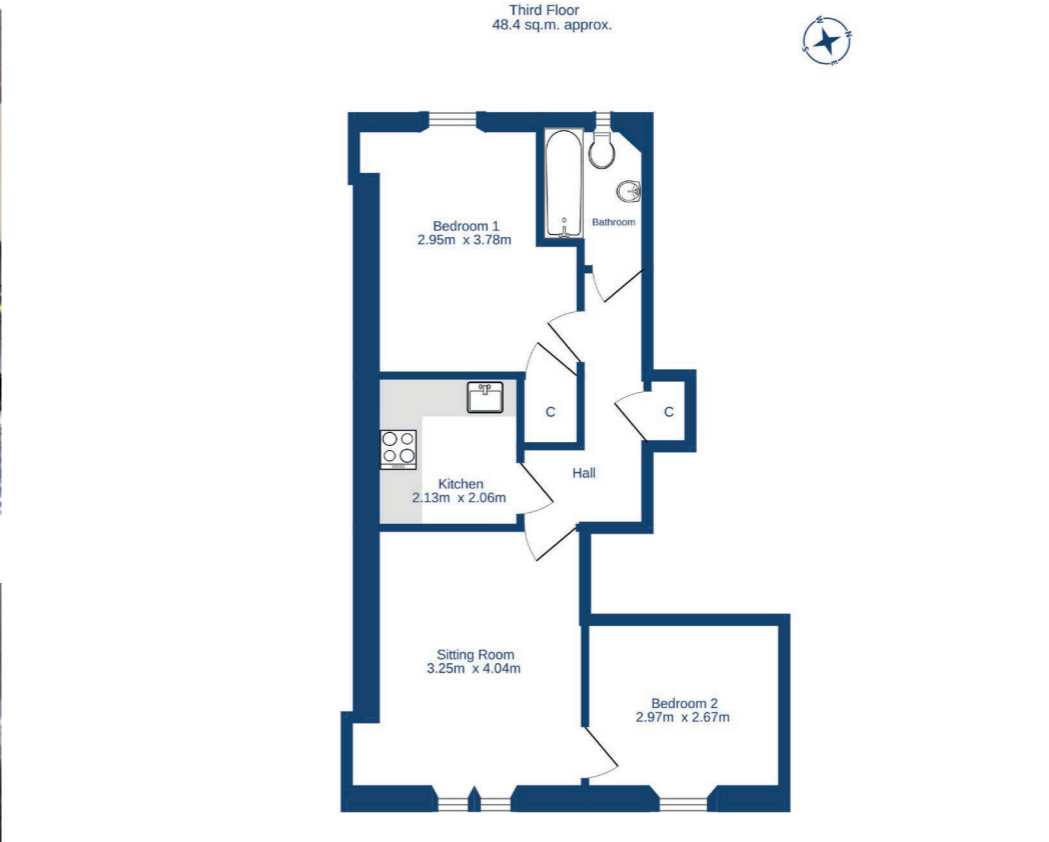
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Home Report
Value: £210,000

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, curtains and kitchen appliances.



TOTAL FLOOR AREA: 48.4 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other data are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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