



**THE SHORE
68/4 HENDERSON STREET
SECOND FLOOR FLAT
ENTRYPHONE NO. 4
FIXED PRICE £130,000**

Well-proportioned second floor flat offering spacious accommodation. The area of Leith has a real sense of community and is situated to the East of the City Centre. The Cosmopolitan area of The Shore offers a fine selection of restaurants, bistros and bars. The Ocean Terminal with over 70 shops and free undercover parking offers everyday essentials plus special treats including spa and beauty care, bars, restaurants and a multi-screen cinema. Regular public transport provides easy access to the City Centre and surrounding areas and by road the City Bypass is within easy reach providing links throughout the Lothian's and to the Central Motorway Network.

The accommodation in brief comprises hallway, double windowed lounge, kitchen, 3 bedrooms and bathroom. There is also gas central heating, double glazing, secure entry-phone system, laminate flooring, good storage, communal rear gardens and a secure drying area.

Note: The post code for this property qualifies for stamp duty relief.

FIXED PRICE £130,000

HALLWAY Approx. 12' x 4'7"

There is laminate flooring, telephone points, entry-phone handset and a cupboard housing the electric meter.

LOUNGE Approx. 15'6" x 15'3"

This spacious double windowed room is situated to the rear of the property and again offers laminate flooring, TV and Broadband points and a door gives access to the kitchen.

KITCHEN Approx. 12'4" x 7'7"

Also situated to the rear and offering wall and base units with work surfaces incorporating a stainless steel sink and drainer. There is also pantry housing the gas meter and a further cupboard also housing the water tank. Laminate flooring and ceramic tiled splash-backs.

BEDROOM 1 Approx. 15'3" x 8'10"

Situated to the front of the property with laminate flooring.

BEDROOM 2 Approx. 10'4" x 9'11"

Also situated to the front of the property with laminate flooring and built-in storage also housing the central heating boiler. Linen cupboard.

BEDROOM 3 Approx. 10'6" x 6'10"

The smallest of the 3 bedrooms, which is also to the front with, laminate flooring and a built-in cupboard with shelving and hanging rail.

BATHROOM Approx. 7' x 5'5"

This internal room has a 3-piece white suite comprising bath, wash hand basin and WC. There is also an extractor fan and ceramic wall tiles.

VIEWING

By appointment with solicitors please telephone (0131) 554 6321.

SURVEYORS

Please contact solicitors (0131) 554 6321.

POST CODE

EH6 6DL.

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.

OFFERS

A Fixed Price of £130,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.