



49A Portland Street
Edinburgh, EH6 4AZ

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR GARDEN FLAT

- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Residents Permit Parking
- EPC Rating- C



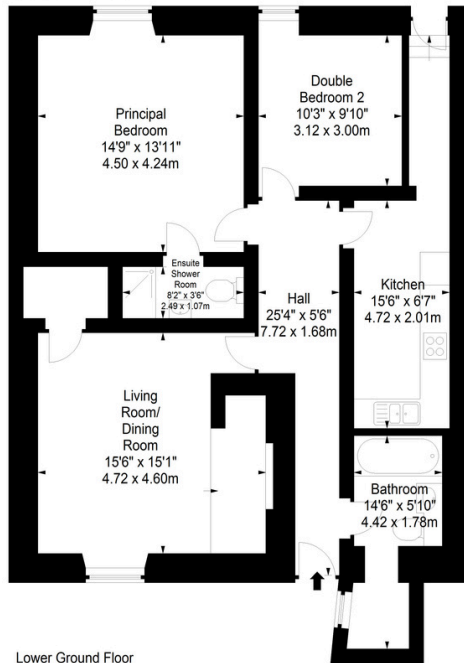
Forming part of a 'C' listed converted Georgian townhouse, this stylish main door garden flat which enjoys a tranquil setting in a quaint cobbled street is just minutes away from the vibrant and fashionable Shore area of Leith. The property is close to Ocean Terminal with a variety of High Street stores and restaurants with a tram stop providing easy access to the City Centre and Edinburgh Airport. In move-in condition, the well-proportioned accommodation which has been extensively upgraded to a high standard merits internal viewing to be fully appreciated. Welcoming entrance hallway, attractive sitting/dining room with recessed window, contemporary well laid out kitchen with integrated appliances, two delightful double bedrooms/one with en-suite shower room and stylish bathroom with shower. There is a charming, well-maintained, and fully enclosed private rear garden, with residents' permit parking available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, fridge-freezer and lightshades. All included appliances are sold as seen with no warranty provided.



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Approx. Gross Internal Area
1028 Sq Ft - 95.50 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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