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Solicitors and Estate Agents  
5-10 Dock Place  
Leith, EH6 6LU

0131 467 5566  
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Council Tax  
Band: E

EPC  
Band: B

Total Area:  
96m<sup>2</sup>



8/19, Portland Gardens  
The Shore, Edinburgh, EH6 6NJ



## THE PROPERTY

**Boasting wonderful river and harbour views from the fifth floor of a sought-after development in the exclusive Shore district of Edinburgh, this spacious, modern apartment boasts two double bedrooms, two bathrooms, contemporary open-plan living space, and a private balcony, and enjoys access to shared landscaped gardens and secure allocated parking. Enjoying one of the most desirable postcodes in Edinburgh, with easy access into the city centre, the property represents a fabulous coastal home or an attractive buy-to-let investment.**

Reached by a secure stairwell or a lift to the fifth floor, the front door opens into an entrance hall with two storage cupboards. Accompanied by a combination of airy neutral décor and warmly-toned timber flooring, the welcoming area flows into the apartment's living accommodation on the right. Boasting an impressive footprint and an abundance of natural light, the well-designed area incorporates a kitchen, where a space for seated dining opens onto a balcony with waterfront views, and an expansive living area, extended by a triple-aspect box window, and promising a generous, comfortable setting for everyday living and entertaining. Wrapped around one corner of the room, modern, wood-styled cabinetry is framed by an expanse of downlit workspace, and equipped with a five-burner range cooker, with a combi oven and grill, as well as a number of integrated appliances, including a fridge/freezer, a dishwasher, and a washing machine. Returning back along the hall, you reach the apartment's two double bedrooms, both enjoying a classic neutral backdrop, carpeted for

comfort, and maximising floorspace with built-in wardrobe storage. The master bedroom benefits from the additional luxury of its own en-suite bathroom, featuring a three-piece-suite with a shower-over-bath. Completing the accommodation, a good-sized shower room houses a glazed corner shower enclosure and a WC-suite. Double glazing is found throughout and the flat enjoys gas central heating controlled by a Nest thermostat. Externally, the apartment enjoys access to spacious, beautifully-landscaped shared garden grounds, as well as an allocated parking space in a secure, covered car park.

Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances and the range cooker.

Factor: The development is managed by Hacking and Paterson for an approximate quarterly fee of £300.



## FEATURES

- Spacious modern apartment
- Sought-after waterside location
- Secure entry system and lift
- Welcoming hall with storage
- Open-plan kitchen/living/dining room
- Two double bedrooms with storage
- One en-suite three-piece bathroom
- One good-sized shower room
- Private balcony with river views
- Shared landscaped gardens
- Secure allocated parking
- GCH and DG

**HOME REPORT VALUE** : £260,000

**VIEWING:** By appointment call 0131 467 5566 to arrange.











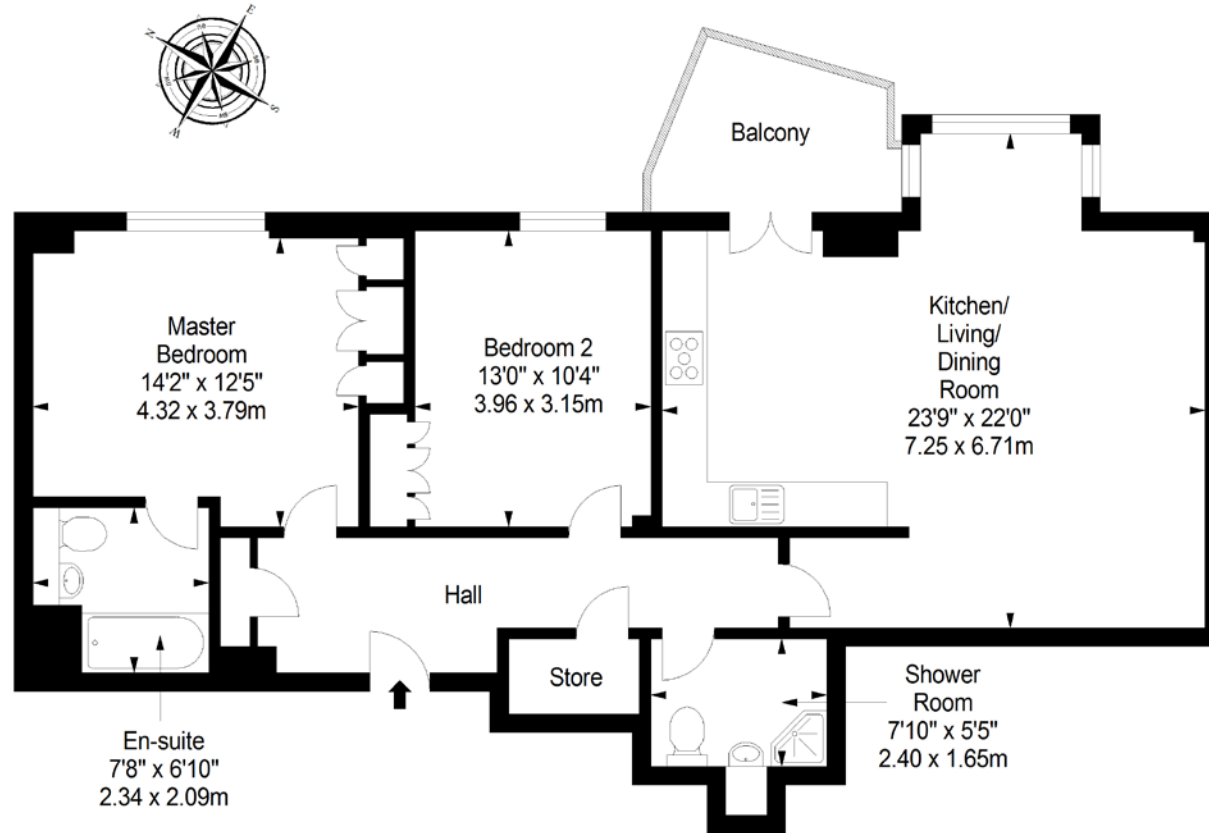
## THE SHORE, LEITH

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market

(every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

### Fifth Floor

Approx. 96.4 sq. metres (1037.7 sq. feet)



Total area: approx. 96.4 sq. metres (1037.7 sq. feet)

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