



5/4  
Portland Gardens  
The Shore  
Edinburgh, EH6 6NQ



### Property Summary

This modern first-floor apartment has an enviable setting in The Shore, situated by the harbour in easy reach of amenities, award-winning restaurants, and regular transport links. This stylish three-bedroom home is brought to market in excellent decorative order, with quality fixtures and fittings throughout to ensure the best for contemporary lifestyles. It features a modern kitchen and two bathrooms, a utility room, and a sociable open-plan living space. An allocated space in an under-cover car park is also provided. Forming part of a luxury development, this property is an exceptional residence, that is sure to be in high demand.

Please contact us for more information:

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## Features

- Secure shared entrance and a lift service
- Welcoming entrance hall with storage
- Open-plan kitchen/living/dining room
- Three large bedrooms
- Ample built-in storage
- An ensuite shower room
- Separate bathroom with shower-over-bath
- Gas central heating and double glazing
- Access to shared gardens
- Allocated parking







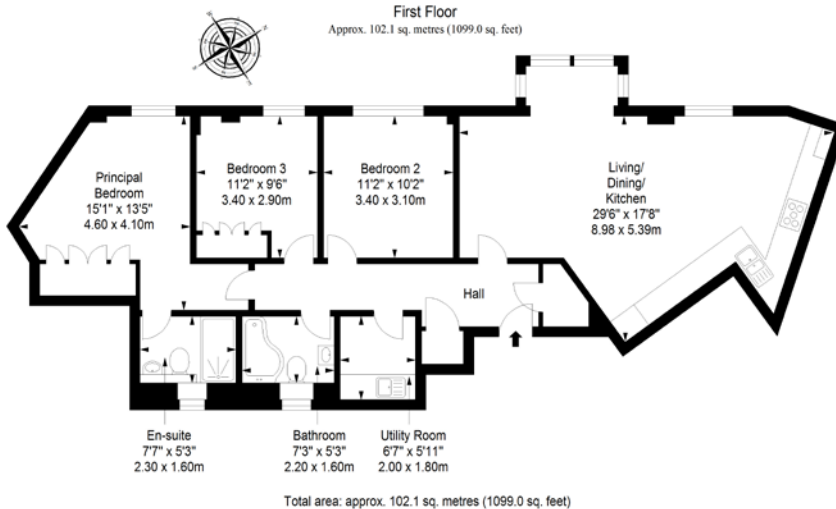
“Three large bedrooms, ample built-in storage  
an ensuite shower room and a separate  
bathroom with shower-over-bath”







## Floorplan



EPC Rating - B | Council tax band - F | Home report Value - £320,000

Extras: All fitted floor coverings, curtain poles, light fittings, integrated / freestanding kitchen appliances, and washing machine are included in the sale.

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

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