



7/5 Portland Gardens The Shore Edinburgh, EH6 6NQ



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Property Summary

Part of the highly desirable Britannia Quay development, this exclusive three-bedroom first-floor apartment is an exceptional city residence with bright and spacious rooms, presented in walk-in condition. The home further boasts sociable open-plan living and high-end finishes, including a modern kitchen with generous storage and two premium bathrooms. It is sure to appeal to a wide demographic, especially with its sought-after setting in The Shore – located by the harbour and Ocean Terminal, close to fantastic amenities and award-winning restaurants, schools, and frequent bus and tram links to the city centre and airport.

Please contact us for more information:

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Features

- Outstanding first-floor city apartment
- Part of a sought-after, factored development
- Situated in Edinburgh's fashionable Shore
- Modern neutral interiors throughout
- Secure entry system and a lift service
- Central hall with storage and a store
- Open-plan kitchen/living/dining room
- Three double bedrooms (two with wardrobes)
- Quality en-suite shower room
- Family bathroom with overhead shower
- Large, landscaped shared garden
- Allocated parking space in secure underground car park
- Gas central heating and double glazing





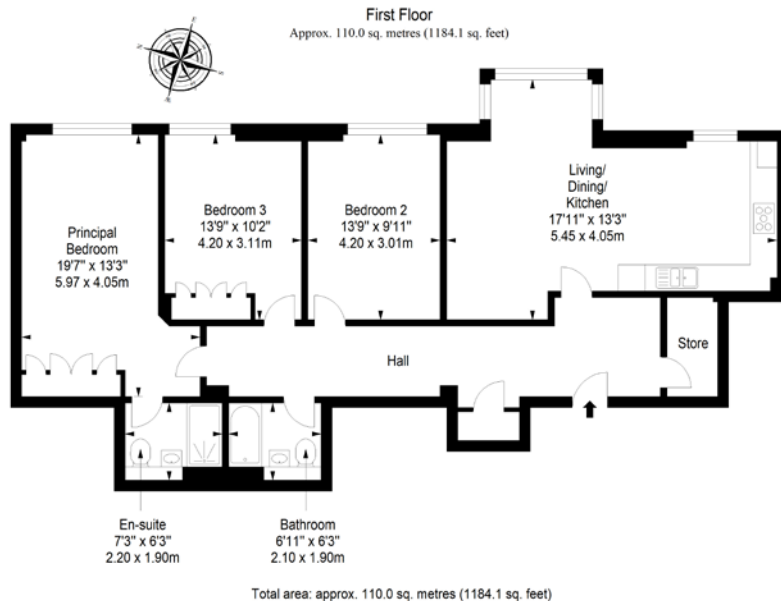
“Three double bedrooms (two with wardrobes),
a quality en-suite shower room and a family
bathroom with overhead shower”







Floorplan



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

Extras: All fitted floor coverings, light fittings, and integrated kitchen appliances to be included in the sale. Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

Price & Viewings

Please refer to our website
www.watermans.co.uk

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