





Welcome

Welcome to Portland Gardens, McDougall McQueen are delighted to present to the market this bright and spacious, well-proportioned two bedroom second floor apartment forming part of a modern, factored development located in the ever-popular Shore district of Edinburgh, close to a host of excellent local amenities and commuting links, including the nearby tram stop, the property is well-suited to a variety of purchasers including professionals. The property further benefits from gas central heating, double glazing, lift access, communal garden grounds for residents to enjoy along with an allocated parking space within the secure underground parking lot. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful storage
- Open plan living/dining and kitchen with direct access to the balcony
- Fully equipped kitchen with integrated appliances, including island unit and granite worktops.
- Two double bedrooms, master with an en-suite bathroom
- Shower room comprising WC, wash hand basin and shower cubicle
- Double glazing
- Gas central heating
- Secure entry system
- Lift access
- Communal gardens
- Allocated parking space in the secure underground parking lot with provision for EV charging point





The Shore

The property is situated within the cosmopolitan Shore area of Edinburgh which offers a superb array of bars and world class restaurants as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas and many of the Capital's renowned restaurants, bars, art galleries and attractions are close at hand. There are a fantastic range of leisure opportunities in the surrounding area including Leith Links, The Water of Leith Walkway, Holyrood Park, Arthur Seat and Craigmillar Park. There is a regular bus and tram service to the City Centre and surrounding areas, and the city bypass is easily accessible with links to Scotland's main motorway network.

Agents notes

The development is factored by Hacking & Paterson with an approximate annual fee of £1,908 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Get in touch

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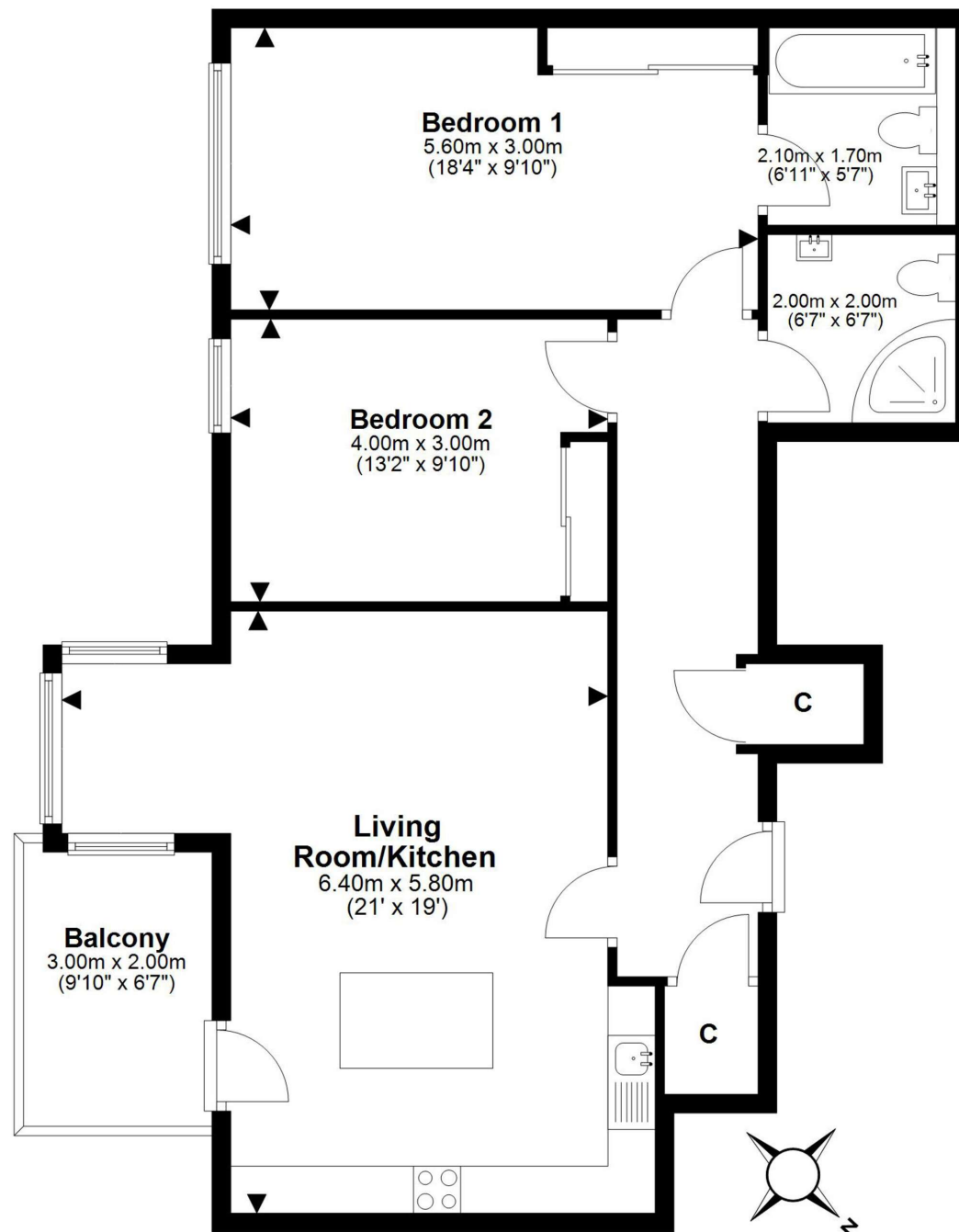
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.