

# 39 (2F2) Portland Street

LEITH, EDINBURGH, EH6 4BB



*STUNNING ONE BEDROOM  
TENEMENT FLAT IN VIBRANT LEITH*



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McEwan Fraser is delighted to present this beautiful one-bedroom flat on Portland Street which offers an ideal blend of contemporary style and traditional charm. Set on 2nd floor of a well-maintained tenement, the property has been finished to an excellent standard throughout, enjoys excellent levels of natural light, and benefits from double glazed sash and case windows that complement the period character of the building.

The spacious open-plan living area features a modern kitchen with sleek fittings and a mixture of integrated and freestanding appliances. This bright and sociable space, that's perfect for both relaxing and entertaining, offer plenty of flexibility for an owner to create their ideal living space.

## The Property







The generous double bedroom provides a peaceful retreat and includes a beautiful original fireplace. There is ample space for a large frame bed and full suite of supporting furniture.





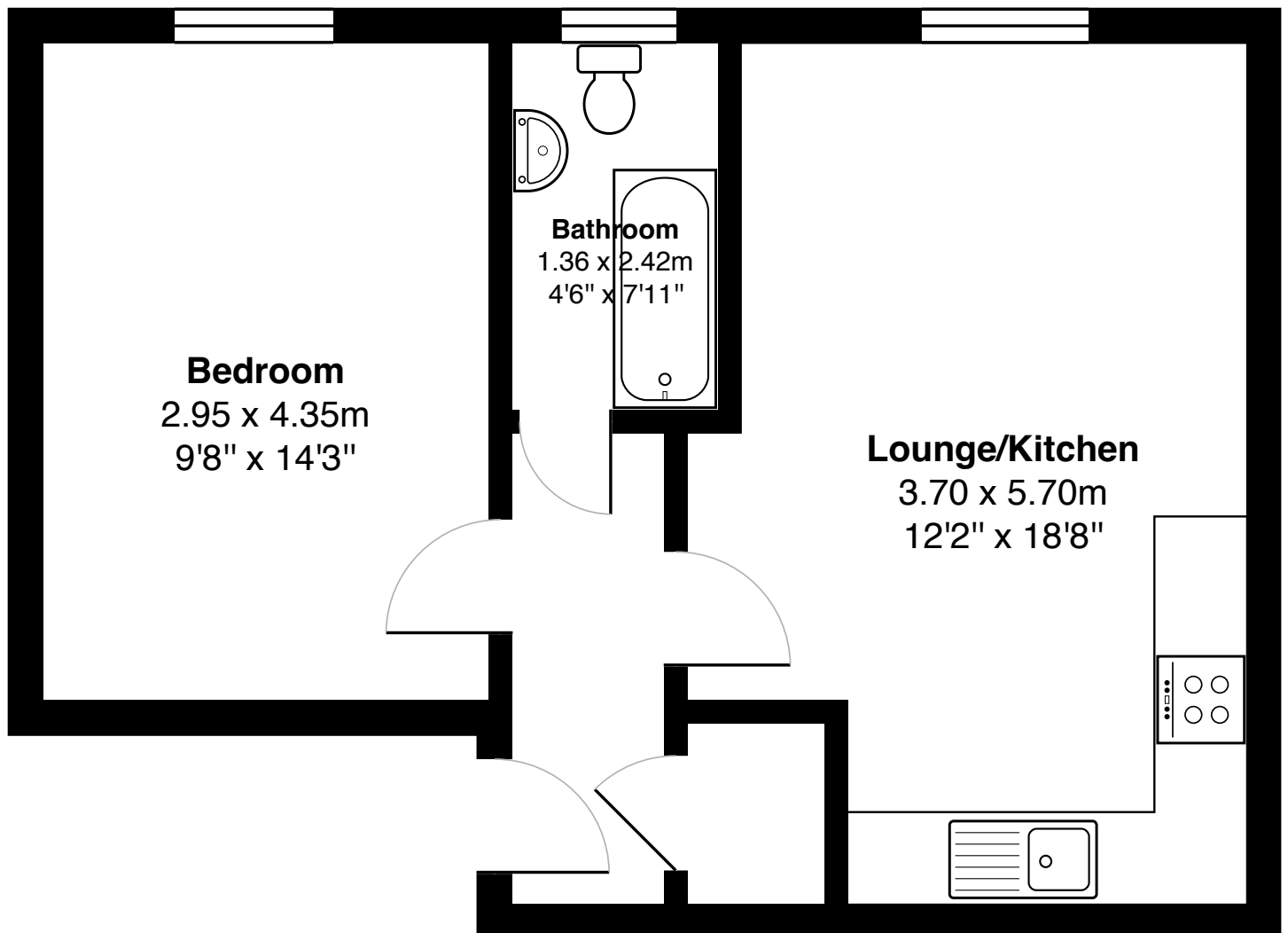
The accommodation is completed by the bathroom which enjoys natural light, partial tiling, and a three-piece white suite with a shower over the bath. Further benefits include gas central heating, a large storage cupboard, and a secure entry system.







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Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>

EPC Rating: C

**Floor Plan**

To the rear of the property is a communal garden, providing a pleasant outdoor space to enjoy during warmer months. There is also ample parking in the immediate area.

Situated in the heart of Leith, the flat is within easy reach of a wide range of local amenities, cafes, restaurants, and there are excellent transport links to the city centre with the tram and numerous bus routes within easy reach. This charming property will appeal to first-time buyers, professionals, or anyone seeking a stylish home in one of Edinburgh's most vibrant areas.





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Perfectly positioned on Portland Street, this flat sits in the heart of Leith, one of Edinburgh's most dynamic and desirable neighbourhoods. Popular with young professionals and first-time buyers, Leith combines historic character with a modern, creative atmosphere and a strong sense of community.

Transport links here are excellent. Leith Walk is just a short stroll away, offering frequent bus services to the city centre, and the Edinburgh Tram extension now provides a direct connection from Leith to the airport and across the city. The area is also well suited to cyclists, with access to the Water of Leith Walkway and the North Edinburgh cycle network, offering traffic-free routes to the city centre, Newhaven, and beyond.

Everyday life in Leith is incredibly convenient. There is a wide range of local shops, cafés, supermarkets, and independent businesses, as well as larger retail and fitness options at nearby Ocean Terminal. The neighbourhood's growing reputation for food, culture, and creativity makes it a lively and engaging place to call home.

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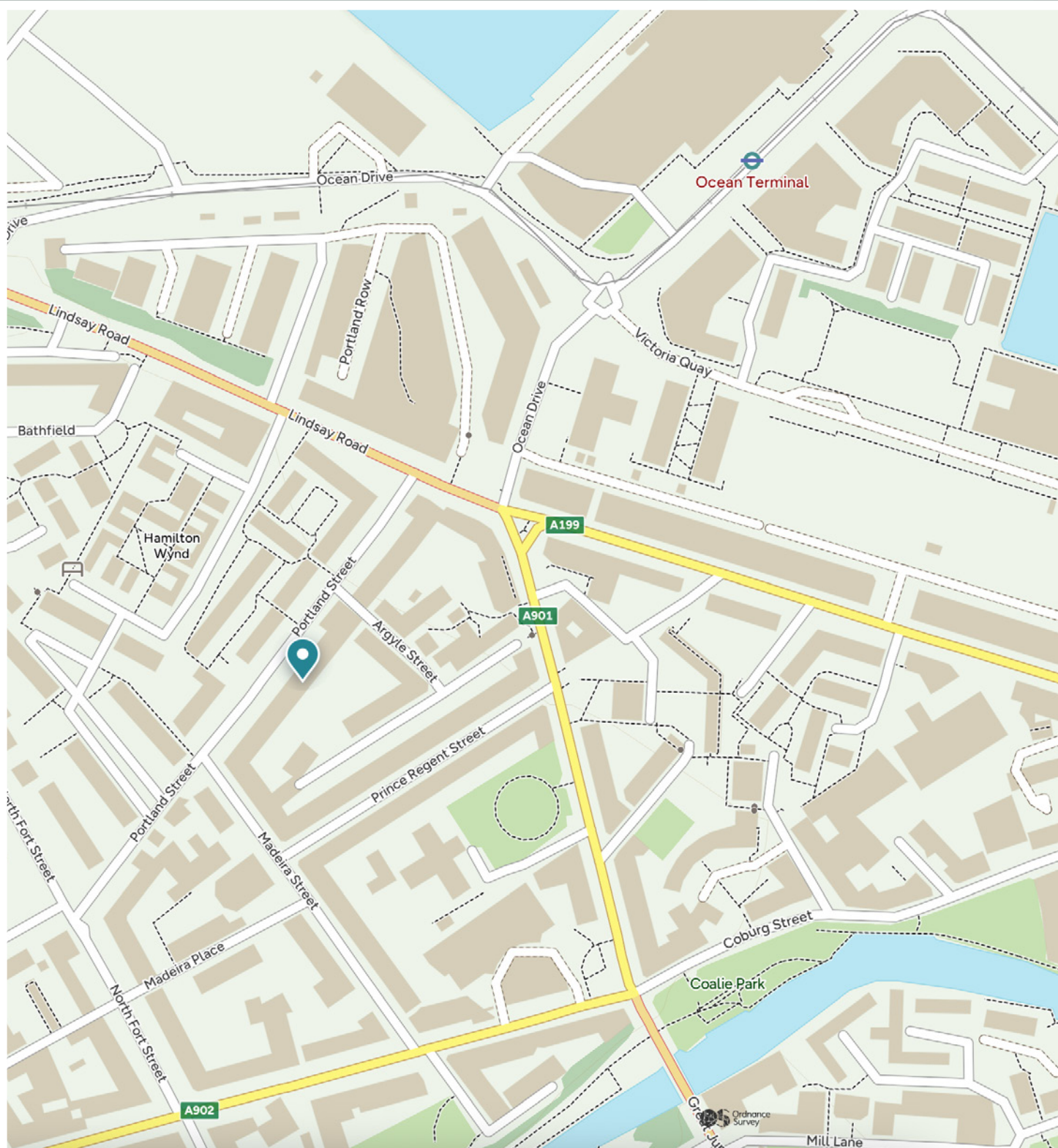
## The Location



Just a few minutes' walk from Portland Street lies The Shore, one of Edinburgh's most attractive waterfront districts. The area blends historic dockside architecture with modern urban living, offering scenic walks along the Water of Leith and a relaxed harbourside atmosphere. It is a popular spot for socialising, dining, and unwinding, with a mix of stylish apartment developments and traditional stone buildings that reflect Leith's maritime heritage.

Offering excellent transport connections, a vibrant local scene, and access to both the waterfront and open green space, Portland Street is ideally placed for those seeking a connected, contemporary lifestyle in one of Edinburgh's most distinctive districts.

## The Location



# McEwan Fraser Legal

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