



2/11 Portland Row, The Shore
THE SHORE | EDINBURGH | EH6 6NH


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solicitors & estate agents



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Immaculately presented and exceptionally spacious third floor apartment with secure parking space occupying a prime, tucked away position in this factored development, close to the highly fashionable bars and eateries at the Shore, plus excellent shopping at Ocean Terminal.

Viewing is highly recommended to appreciate this true walk-in condition property, offering well planned accommodation superbly finished off with attractive fittings. The large public room is an exceptionally bright living space, having a deep box bay window and doors accessing the balcony. On the balcony there is plenty of space for seating and once can enjoy lovely views through the development to the harbour where the Royal Yacht Britannia is berthed and also a pleasant outlook across the well kept shared gardens for use by the residents. Plenty of fitted units provide good storage within the kitchen area, which comes fully equipped with integral appliances. Two double bedrooms each benefit from built-in spacious double wardrobe space, with the main bedroom having the added attraction of an en-suite bathroom with white suite. Located off the hall is the shower-room, also fitted out with a white suite. Further storage space is located off the hall, including a handy utility cupboard with plumbing for a washing machine.

- Entrance hall with great storage and utility cupboard
- Living/dining room with doors to balcony
- Open plan fully fitted kitchen
- Bedroom 1 with en-suite bathroom
- Second double bedroom
- Shower-room
- Gas central heating and double glazing
- Security entryphone system and lift
- Beautifully landscaped communal gardens
- Secure allocated parking space
- Fully factored development/Residents' Association
- Varied amenities close at hand

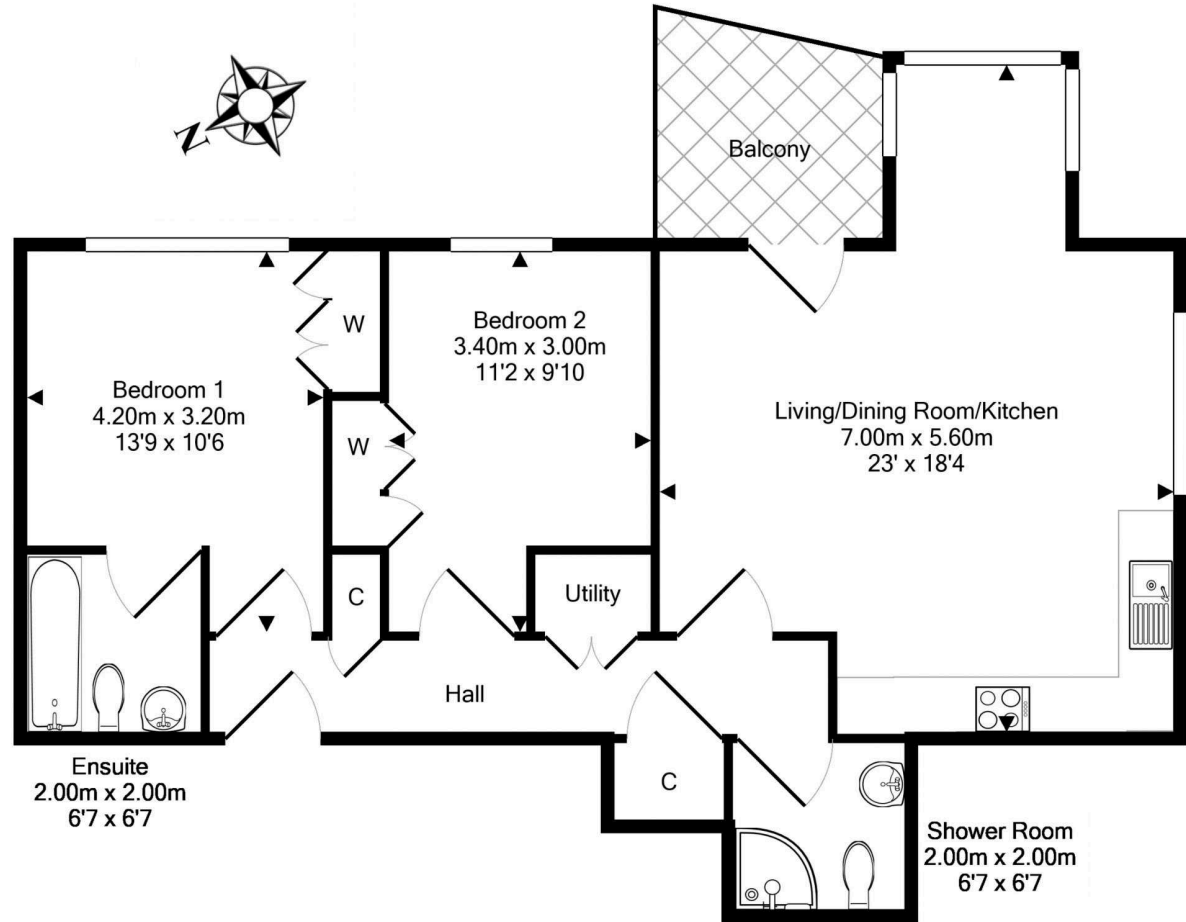
All blinds, fixed light fittings and shades, washing machine, bathroom cabinets and shelving to storage cupboards will be included in the sale. EPC rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant Shore district of Edinburgh is located approximately three miles north of the city centre. Over recent years the area has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, whilst the neighbourhood also boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal which also includes a multi-screen cinema and Marks and Spencer's food hall, along with David Lloyd at Western Harbour. A 24 hour Asda supermarket is a little further east within neighbouring Newhaven whilst a new Aldi supermarket has just recently opened on Commercial Street. The area also benefits from exceptional public transport links into the city centre and beyond, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.





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