




COULTERS[©]

87 PORTLAND STREET

LEITH, EDINBURGH, EH6 4AY

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Located on a cobbled street in the heart of Leith, 87 Portland Street offers the perfect blend of traditional charm and modern living. This delightful, extended detached C-listed red-brick cottage provides spacious accommodation, ideal for families or professionals seeking a home with both character and functionality.

KEY FEATURES



A charming detached red brick built cottage with extension.



Three spacious double bedrooms, one with a walk-in wardrobe



Private rear patio garden.



On street permit parking.



Within a short walk of The Shore.



Independent retailers and cafes nearby.



EPC Rating - D



Council Tax Band - D



The property features three generously sized double bedrooms, one of which includes a convenient walk-in wardrobe and office space, ensuring plenty of storage and comfort.

The open-plan living area creates a light and airy atmosphere, with large windows allowing natural light to flood the space. The sitting room, combined with a stylish kitchen and dining area, offers the perfect setting for relaxing after a busy day or entertaining guests. The cottage's thoughtful layout ensures a practical and comfortable flow throughout, making it a home that's as functional as it is inviting. The property further benefits from a modern bathroom on the ground floor and a sleek stylish shower room on the first floor.



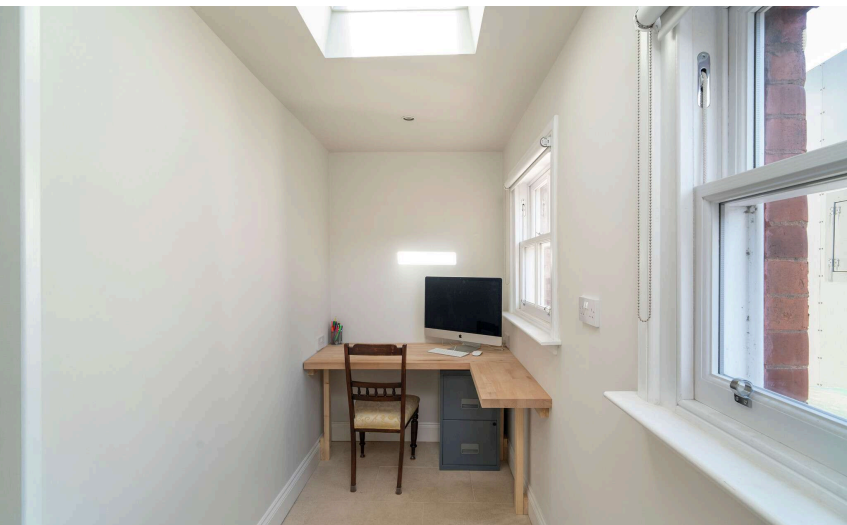


MORE INFORMATION

A key feature of this property is the private rear patio garden, an ideal outdoor space which can be accessed via the bi-folding doors in the kitchen. The property further benefits from fantastic storage including attic space, double glazing and gas central heating throughout and underfloor heating in the kitchen and both bathrooms. On-street permit parking is available, making it easy for residents and guests to find parking.

The property is located just a short walk from The Shore, an area renowned for its vibrant atmosphere and selection of independent amenities and has fantastic transport links to the City Centre and beyond including the tram.









THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant district which is consistently voted as one of the world's coolest neighbourhoods. Situated just off the bottom of Leith Walk, the property enjoys an excellent position from which to enjoy this popular part of the city and its many amenities including bars, restaurants, convenience stores, and takeaways.

For larger shopping requirements there is a Tesco Superstore at the foot of Leith Walk, a Lidl just behind the property and Ocean Terminal has a variety of high street retailers, a gym, multiplex cinema, and restaurants. Leith Victoria Swim Centre and Leith Links are less than ten minutes' walk.

The fashionable Shore is also a pleasant short walk away and boasts highly acclaimed restaurants, lovely cafes and a weekly market.

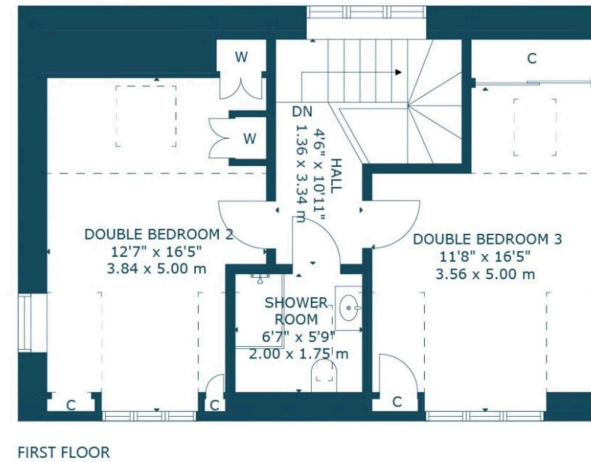
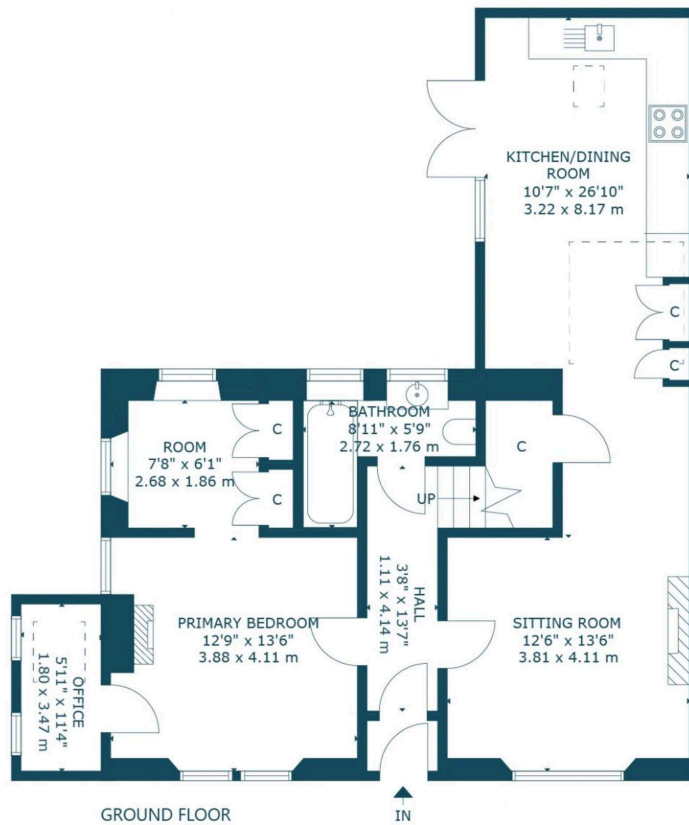
There is a tram stop just moments away from the property which offers swift journeys into the heart of the city, connecting users to Waverley Railway Station, Edinburgh Bus Station and onwards, directly to Edinburgh Airport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £525,000





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,317 SQ FT / 123 SQ M
 STORAGE 84 SQ FT / 8 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.