



19/9 Portland Place

EDINBURGH, EH6 6LA

Property
PARIS STEELE

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PROPERTY DESCRIPTION

A beautifully presented top-floor apartment offering a stylish contemporary living within a handsome traditional tenement in the vibrant Leith district of Edinburgh.

An exceptional opportunity to acquire this one-bedroom top-floor apartment, forming part of an imposing sandstone tenement of considerable architectural merit. Retaining a wealth of original period features, the property has been finished to an exacting standard, blending classic Edinburgh character with a confident contemporary aesthetic.

Accessed via the secure entry system, leading to a striking communal stairwell with elegant terrazzo steps, the apartment opens into a characterful hallway where a bold vermilion feature wall sets the tone for the interior style found throughout.

The generously proportioned living room is a particular highlight, enjoying abundant natural light through a traditional sash and case window, and retaining exquisite original ornate cornice work — a testament to the building's period provenance — alongside warm timber flooring.



The well-appointed dine-in kitchen features sleek high-gloss cabinetry, hardwood worktops and a mosaic tile splashback, with integrated appliances and a pleasant outlook over mature greenery to the rear.

The double bedroom is a calm and elegant retreat, presented in a fresh, light palette with a charming sash window framing quintessential views towards a neighbouring church spire and the iconic Arthur's Seat. The property is further served by a well-proportioned shower room and WC, together providing excellent day-to-day convenience.

Externally, a shared rear courtyard enclosed by stone walls draped in mature climbing greenery offers a wonderfully secluded outdoor amenity, rarely found in urban flatted accommodation of this nature.



FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated oven, hob, extractor hood and free-standing fridge, freezer and washing machine will be included in the sale.



PROPERTY FEATURES

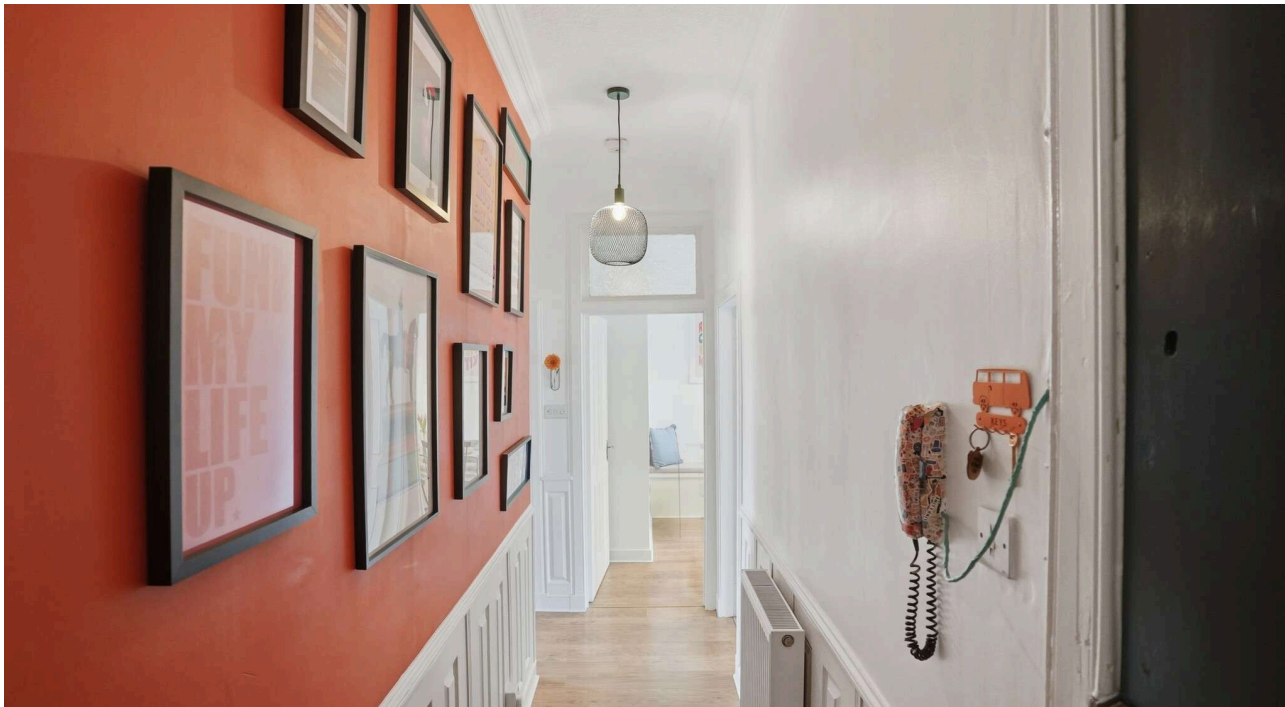
- One bedroom, top floor flat
- Generously proportioned living room
- Well appointed dine-in kitchen
- Double bedroom
- Shower room
- Single glazing
- Gas central heating
- Shared rear courtyard
- On-street parking
- EPC - D
- Council tax band - A
- Tenure - Freehold

LEITH

Leith is a popular and pleasant residential area to the north of the city centre. First class shopping, a cinema complex and a variety of restaurants can be found at Ocean Terminal Shopping Centre.

There is an Asda close by and a large Morrisons on Ferry Road. Leisure facilities include the David Lloyd Fitness Centre, Victoria Park, Inverleith Park, The Royal Botanic Gardens, sailing, bowling, climbing and extensive walks along cycle and walkways leading to many parts of the city.

The area is well served by public transport and there are regular services to all areas of the city. The City Tram link offers direct links from the Ocean terminal to the centre. The city by pass and the M8 and M9 networks give quick and easy access by car to the airport, Glasgow, Stirling and beyond.





PARIS STEELE

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- Free property valuations
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- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

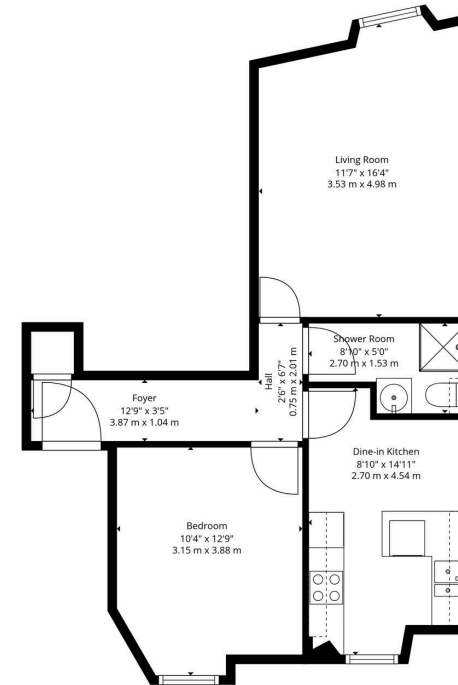
Let's Talk

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property@parissteele.com

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Total: 543 sq. Ft, 50 m2
Floor: 543 sq. Ft, 50 m2
Excluded Areas: Walls: 61 sq. Ft, 6 m2

Measurements Deemed Highly Reliable. Not Guaranteed.



Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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