



56/1 Portland Street, Edinburgh, EH6 4BA



Welcome

Offered to the market is this spacious traditional first-floor flat forming part of a well-maintained stair shared with just one other property, offering a more private and peaceful setting. Retaining many fine period features including ornate cornicing and traditional Edinburgh presses, this charming property provides generously proportioned accommodation throughout and will appeal to a variety of purchasers.

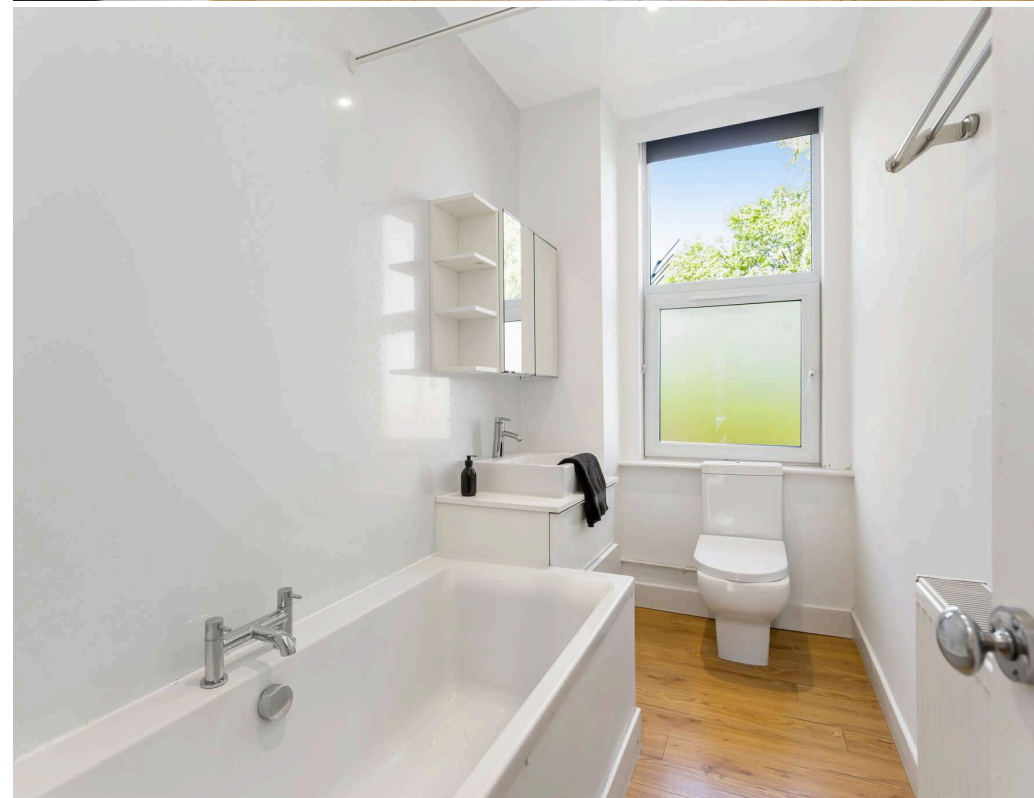
The welcoming hallway gives access to all accommodation and has 2 good storage cupboards. The front-facing lounge is of excellent proportion and benefits from beautiful ornate cornicing along with a traditional Edinburgh press, a fire surround creating an attractive focal point within the room.

The spacious dining kitchen offers ample room for a breakfasting table and chairs and is fitted with a range of white wall and base units with plentiful worktop and storage space. A rear-facing window overlooks the communal garden and allows excellent natural light into the room.

There are three well-proportioned double bedrooms, two of which are positioned to the front of the property and one to the rear. Two of the bedrooms further benefit from traditional Edinburgh presses, adding both character and useful storage.

The bathroom is of good size and fitted with a white suite incorporating an electric shower over the bath. A window provides natural light and ventilation. Further benefits include gas central heating, double glazing and access to a well-maintained communal rear garden.





Leith

56/1 Portland Street enjoys an enviable position within one of Edinburgh's most fashionable and vibrant districts, perfectly placed to take advantage of an excellent selection of trendy cafés, popular bars, independent restaurants and boutique shops right on the doorstep. The area has become highly sought after with professionals and first-time buyers alike thanks to its lively atmosphere and superb city-centre convenience.

Residents are spoiled for choice with nearby amenities, including excellent shopping facilities, gyms, coffee shops and leisure options, whilst the fashionable Shore area and the city centre are both within easy reach.

The property is exceptionally well connected with excellent public transport links nearby, including regular bus services and the tram network providing swift access across the city and directly to Edinburgh Airport. Haymarket and Waverley railway stations are also easily accessible for commuters.

The area further benefits from pleasant green spaces, nearby cycle paths and excellent road links via the City Bypass, making this an ideal location for those seeking a balance of city living and everyday convenience.

Extras

The property is sold as seen and includes the washing machine and fridge freezer

Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

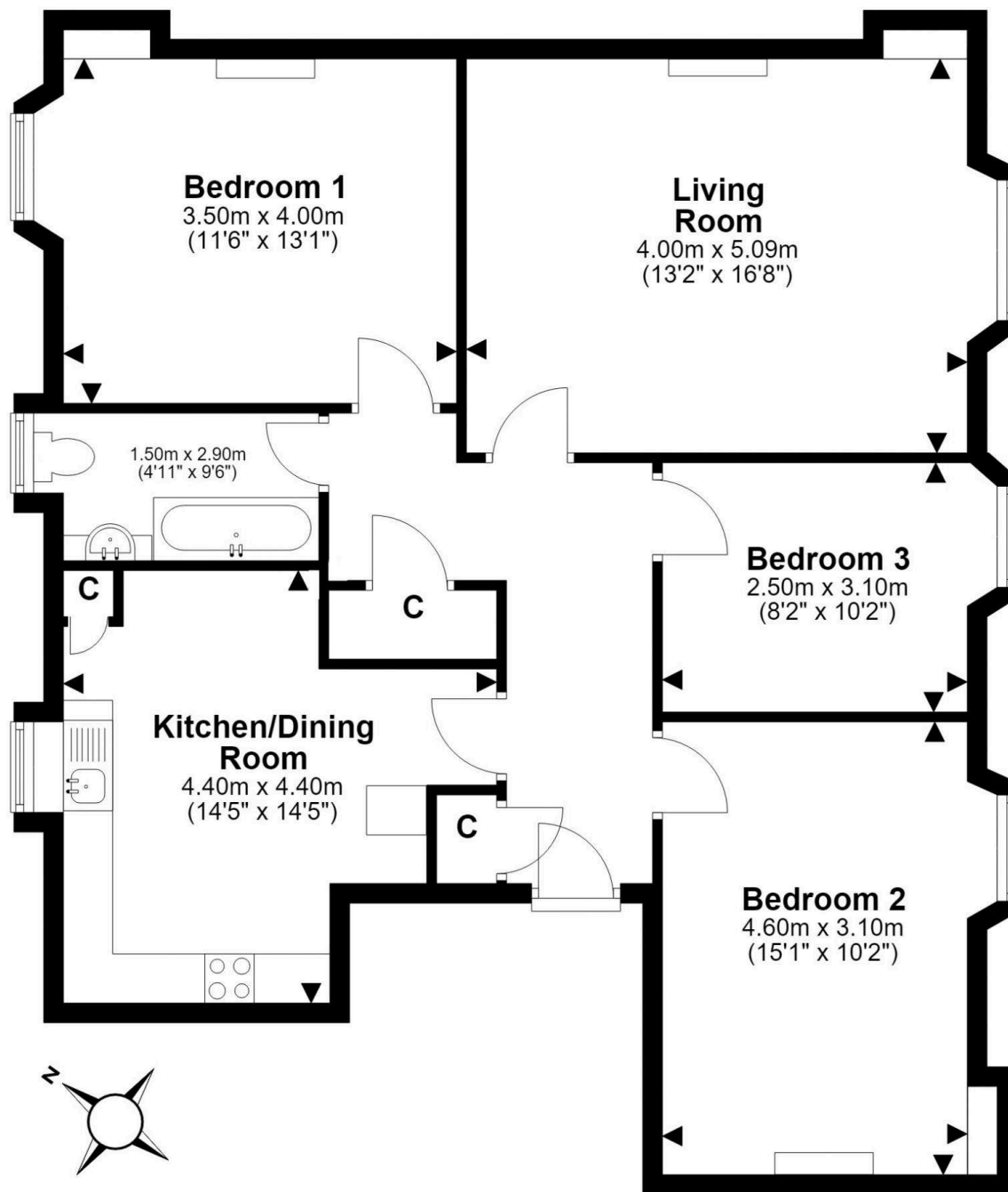
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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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.