

COULTERS[©]

2/1 PORTLAND GARDENS

THE SHORE, EDINBURGH, EH6 6NA

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within an established modern development in the popular Shore area of Edinburgh, this bright and spacious first floor flat offers well-maintained and generously proportioned accommodation, complemented by a private balcony, landscaped communal grounds, lift access and allocated parking. The property is conveniently located within easy walking distance of a range of local shops, amenities and Ocean Terminal (including bus and tram stops), with the waterfront also close by.

The accommodation is centred around a generous open plan sitting room, dining area and kitchen, providing plenty of space for comfortable seating and a dining table positioned within the bright window area.

KEY FEATURES



Bright, spacious and well maintained first floor flat.



Two double bedrooms, one with en-suite.



Private balcony and landscaped communal grounds.



Allocated parking space within a secure ground floor carpark.



Located in the popular Shore area of Edinburgh.



A short walk from local shops, Ocean Terminal and a Tram stop.



EPC Rating - B



Council Tax Band - E





The kitchen is fitted with a range of wall and base mounted cabinets, offering ample storage and incorporating a five-burner range cooker with double oven, washing machine, dishwasher and fridge/freezer. From the kitchen, a door leads directly to the private balcony, which enjoys an open outlook towards the waterfront.

The principal bedroom is a bright and spacious double room with fitted wardrobes and carpet underfoot. It benefits from an en-suite bathroom comprising a bath with electric shower over, WC and wash hand basin. The second double bedroom also features fitted wardrobes. A separate shower room, fitted with a shower enclosure, WC and wash hand basin, completes the internal accommodation.

Externally, the property benefits from attractive landscaped communal grounds, a private balcony and an allocated parking space, together with additional residents' permit holder parking.





THE LOCAL AREA

Approximately two miles north of Edinburgh city centre, The Shore is characterised by its narrow, cobbled streets and continental-style waterfront. It is renowned for its buzzing arts and social scene, which is fuelled by fabulous trendy bars and award-winning eateries, including three Michelin-starred restaurants. For foodies, Leith Market, on every Saturday at Dock Place, is the perfect place to pick up fresh local produce and delicious street food. Nearby Ocean Terminal, which is currently undergoing a major regeneration project, is home to a Vue Cinema, high street shops and gym as well as a number of restaurants. Major supermarkets including an Asda Superstore are also close by. Leith Links provides a wonderful open green space with tennis courts and there's also a David Lloyd Health Club at Newhaven with swimming pool, fitness classes and a state-of-the-art gym. Excellent transport links are immediately available with regular buses and trams taking you into the City Centre and onto Edinburgh International Airport.



EXTRAS

All blinds, light fittings (excluding hall ceiling lights), fitted flooring, integrated appliances, garden furniture and washer dryer are included in the sale price. Some items of furniture are available by separate negotiation.

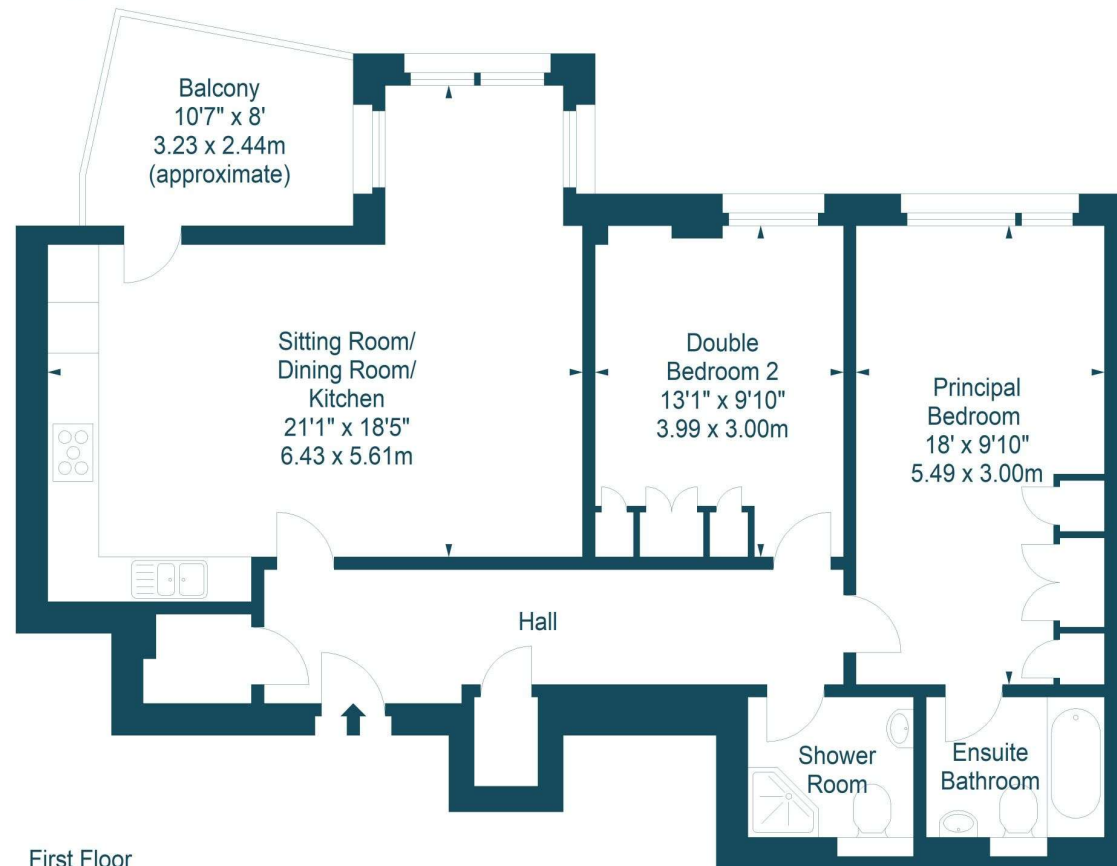
The development is factored by Hacking & Paterson with an approximate monthly costs of £180 per month including Buildings Insurance.



Portland Gardens,
Edinburgh,
Midlothian, EH6 6NA



Approx. Gross Internal Area
878 Sq Ft - 81.57 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

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.