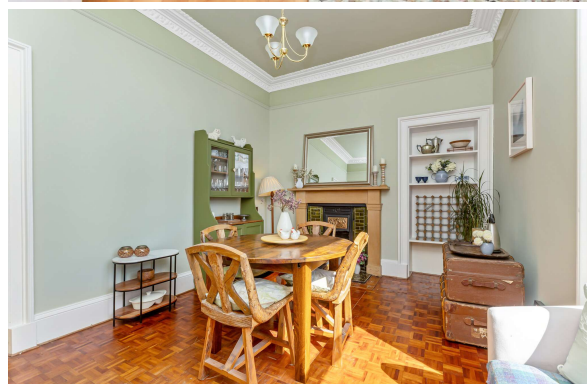




50/2 Portland Street
LEITH | EDINBURGH | EH6 4BA

warner's
solicitors & estate agents



50/2 Portland Street

LEITH | EDINBURGH | EH6 4BA

Nestled amongst the cobbled streets between the vibrant Leith and popular Newhaven among attractive period buildings is this stunning four-bedroom, two bathroom double upper villa. This lovely home boasts a prime position on the street with stunning panoramic views over Edinburgh Castle, Arthur's Seat and is close to a great choice of on-trend shops, cafes and bars within fashionable Leith and the Shore and also within close reach of the City Centre attractions. Viewing is essential to appreciate the great views and feeling of light and space within this property, which is much enhanced by fine period style features.

On the first (lower) floor there is a fully fitted kitchen that currently comprises a dishwasher, breakfast bar, 6 ring gas hob, oven and fan. Also on the lower floor is the charming well-proportioned living room with attractive traditional features such as ornate cornicing and an Edinburgh press, an ideal place to both unwind and entertain, there is an extremely handy study, a well-proportioned bedroom with Edinburgh press, a further bedroom/dining room and a bathroom with shower over the bath.

The upper floor benefits from a further three well-proportioned bedrooms two with extremely desirable views of Arthur's Seat and Edinburgh Castle. There is also a utility room that houses the boiler, washing machine and tumble dryer and completing the accommodation is a further shower room. The property also benefits from permit parking, a cellar and a shared garden.

- Four-bedroom double upper villa with panoramic views
- Views over Edinburgh Castle and Arthur's Seat
- Fully fitted Kitchen
- Four well-proportioned bedrooms
- One further bedroom/dining room
- Charming living room with traditional features
- Bathroom and further shower room
- Sizeable study
- Gas central heating and double glazing
- Residents' permit parking and shared garden
- Shuttered windows in dining room, living room and bedroom 2
- Excellent local amenities and city centre attractions close at hand

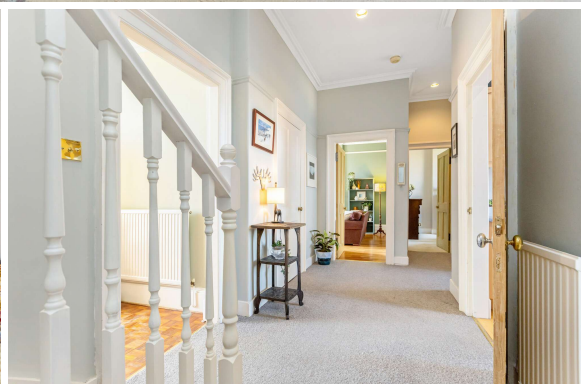
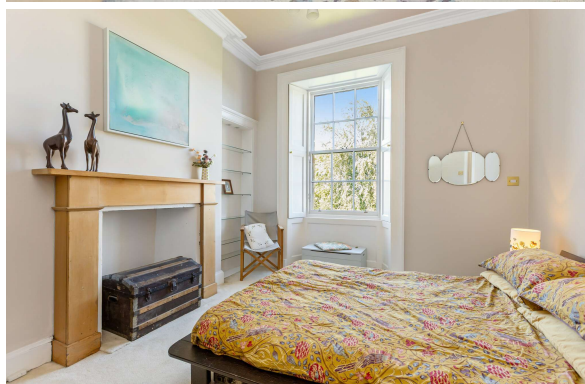
Energy rating C, Council tax band E. There is no factor associated with this property.

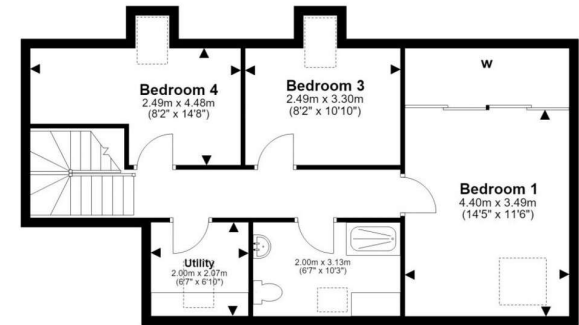
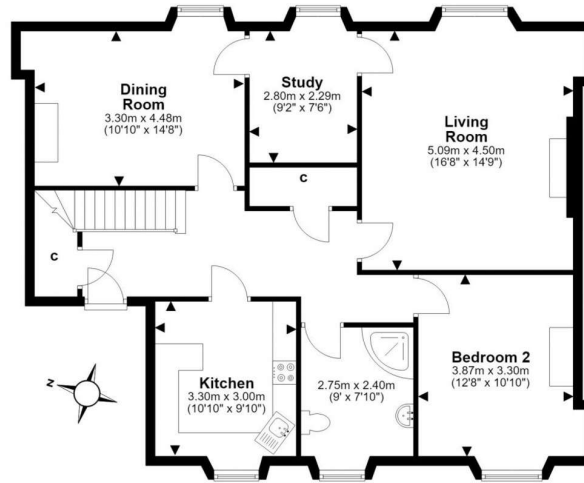
Extras: Light fittings (except in living room and upstairs study) washing machine, dishwasher and cooker. Oven can also be available but no warranties will be provided for this.

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



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a new tramline connecting Leith to the city and to Edinburgh International Airport.





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.

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