



16/2 Portland Place
LEITH | EDINBURGH | EH6 6LA

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Nestled in the heart of Leith, moments from excellent amenities, quick transport links and vast open green spaces is this spacious first floor apartment. Surrounded by some of the city's best restaurants, bars and cafes and minutes from the waterfront this property would make an ideal buy in a highly sought-after location.

Set in a traditional tenement the accommodation comprises a welcoming entrance hallway, a bright lounge with ornate cornicing and feature fireplace, a contemporary kitchen with attractive units, three well-proportioned double bedrooms and the flat is completed by a stylish shower room.

- Traditional first floor apartment in the heart of Leith
- Moments from the waterfront and excellent amenities
- Welcoming hallway
- Bright lounge with period features
- Contemporary kitchen
- Three well-proportioned double bedrooms
- Stylish shower room
- Gas central heating
- Double glazing

All fixtures and fittings will be included in the sale.

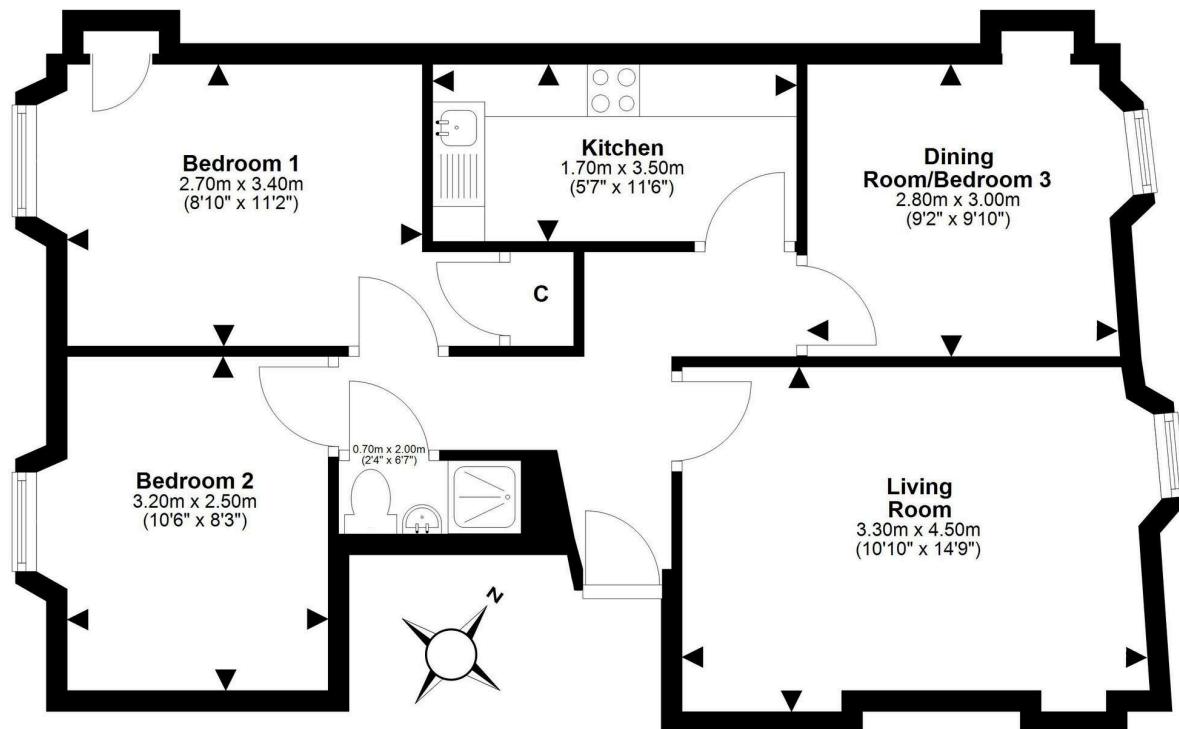
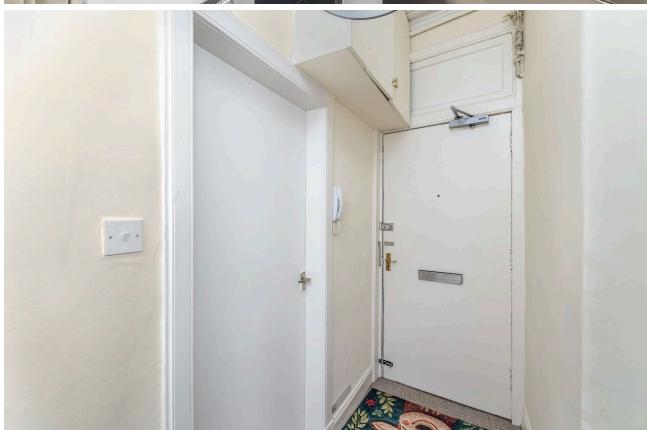
Council tax B and Energy Rating C

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



The vibrant area of Leith, in 2023 Time Out listed Leith as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.





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.