





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



8/13 Portland Gardens
Edinburgh, EH6 6NJ

Breath taking views across the Firth of Forth
True turn key condition
high end fixtures, fittings and appliances
Secure Parking
Lift access
Extremely spacious and balanced layout
EPC: B
Council tax band: F

Set on the shores of Leith, this impressive waterfront apartment combines contemporary living with breath-taking coastal views. Extending to over 100m², this beautifully proportioned accommodation, the property offers a thoughtfully designed layout that maximises both space and natural light. At the heart of the home is the stunning open-plan living, dining and kitchen area, where large windows to two aspects and a sheltered private balcony perfectly frame the ever-changing views across the water, creating a wonderful space for both everyday living and entertaining.

Presented in excellent condition throughout, with neutral décor and a high standard of finish, some highlights include – fully fitted kitchen with integrated Neff appliances such as; Fridge/freezer, slide and hide oven, induction hob, other appliances such as Quooker Boiling water 3 in 1 tap, wine fridge, Integrated Hotpoint dishwasher and a free standing washing machine in the utility room. The property is perfect for a wide range of purchasers including first-time buyers looking for something premium, working professionals that desire central transport links, downsizers seeking a modern low-maintenance lifestyle, investors looking to capitalise on strong rental demand, or those searching for an ideal lock-up-and-leave second home. Further benefits include: Three double Bedrooms including a master bedroom with En-suite bathroom, separate shower room, built in storage throughout, secure lift access to floor, secure residents' parking with Cosmic Charging available for EV's, all adding both convenience and peace of mind.

Location:

Leith has become one of Edinburgh's most vibrant and sought-after waterfront districts, renowned for its cosmopolitan atmosphere and outstanding selection of cafés, bars, restaurants and independent retailers. Situated just north of the city centre, the area enjoys excellent transport links, including regular bus services and a nearby tram stop providing direct access to Edinburgh Airport and the city centre.

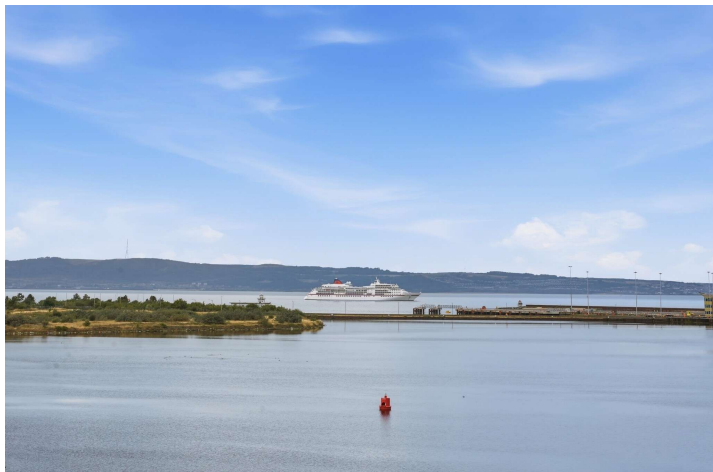
For those who enjoy the outdoors, the scenic waterfront at Newhaven offers beautiful coastal walks, while nearby Leith Links provides extensive green space for walking, running, tennis and other recreational activities. The fashionable Shore district is within easy reach and is home to an impressive collection of award-winning and Michelin-starred restaurants, stylish bars and a popular weekly market. Everyday shopping is well catered for by a variety of local convenience stores, independent grocers and a large Asda supermarket, all within walking distance.

Agents note:

The property is factored by Hacking & Paterson Management Services

Charges c£525 per quarter to include full time onsite maintenance team, common gardens & grounds maintenance, stair cleaning & general maintenance & lift replacement funds

Factor charges include common building insurance.

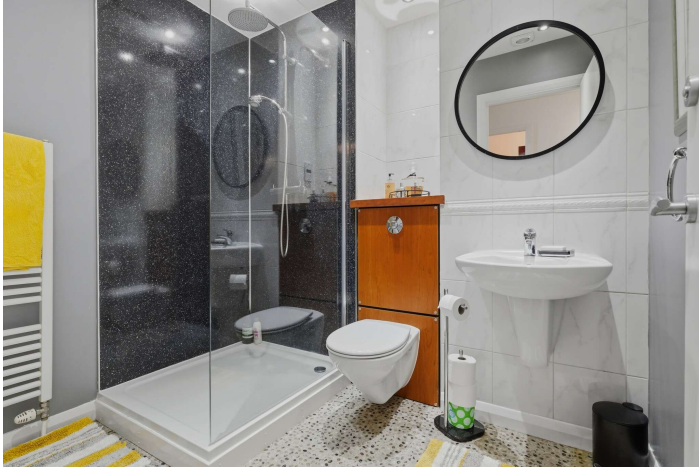




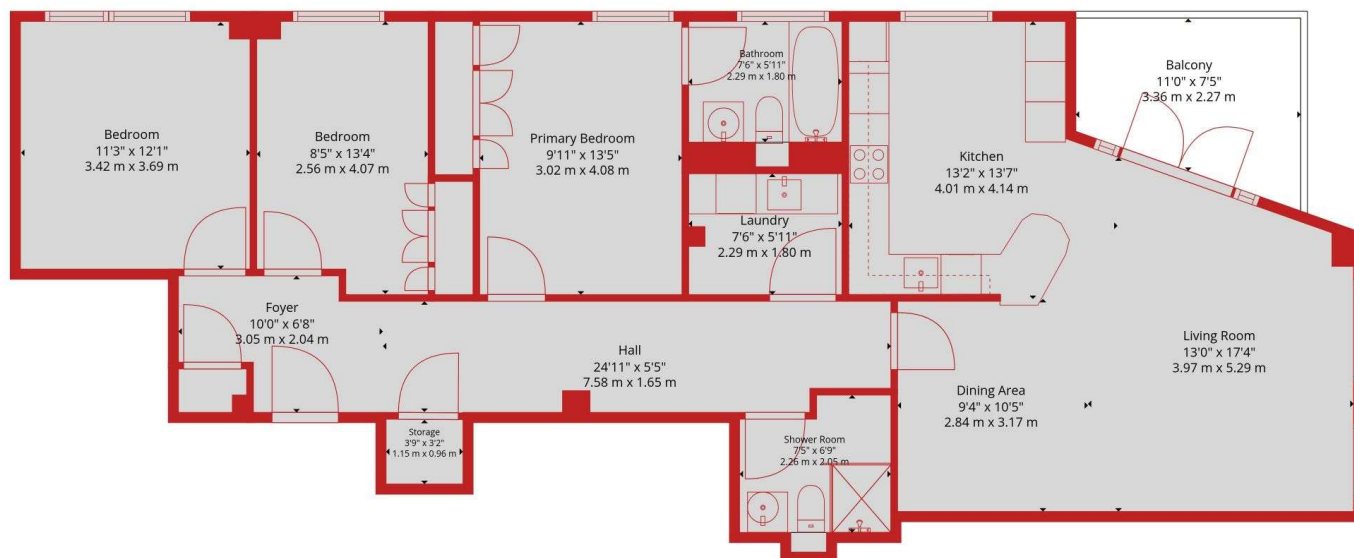












Total: 1238 sq. Ft, 115 m2

1st Floor: 1238 sq. Ft, 115 m2

Excluded Areas: Storage: 12 sq. Ft, 1 M2, Balcony: 83 sq. Ft, 8 M2, Walls: 92 sq. Ft, 9 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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