

COULTERS[©]

3/11 PORTLAND GARDENS

LEITH, EDINBURGH, EH6 6NY

3 BED

2 BATH

1 PUBLIC



TAKE A LOOK INSIDE

3/11 Portland Gardens is a bright and generously proportioned third floor flat, forming part of a modern, lift-served, factored development in popular Leith. The property enjoys a peaceful setting along with beautifully maintained communal grounds and the benefit of allocated underground parking as well as a tram stop just a few minute's walk away.

The accommodation is well balanced and extends to three double bedrooms, making it an ideal home for professionals, downsizers and families seeking flexible space close to excellent amenities. A welcoming entrance hall provides access to all rooms and incorporates two useful storage cupboards. The principal living space is an impressive open plan sitting, dining and kitchen area, flooded with natural light and offering ample room for both everyday living and entertaining.

A private balcony extends from this space and provides an open outlook over the communal gardens and towards the Firth of Forth, creating an appealing spot to sit outdoors. The kitchen is fitted with a good selection of wall and base units and integrated appliances, delivering a highly functional workspace that blends seamlessly with the living area.

KEY FEATURES



Spacious third floor flat with balcony.



Factored development with lift & communal grounds.



Tram stop and bus links nearby.



EPC Rating - B



Three well-proportioned double bedrooms.



Allocated parking space in secure garage.



Excellent local amenities in the surrounding area.



Council Tax Band - F



The main bedroom is a comfortable double, complete with fitted wardrobes and a well-appointed en-suite bathroom. Two further double bedrooms provide excellent versatility for guests, family members or home working. A contemporary shower room, accessed from the hall, completes the internal accommodation.

The property further benefits from gas central heating, double glazing, secure entry and lift access. Externally, residents enjoy access to a well-kept communal garden, an allocated space within the secure underground car park and additional on-street permit parking nearby.

The factors are Hacking & Paterson Management Services and the monthly fee is approximately £186 per month including buildings insurance.





THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and the nearby tram stop which offers a service all the way to Edinburgh Airport. Ocean Terminal, which has a variety of high street retailers, a gym, multiplex cinema, and restaurants is located just a short stroll from the property. There are lovely walks nearby along the coast at Newhaven whilst the green space of Leith Links provides a wonderful spot for walking and running and offers sports pitches and tennis courts. Just along the road, the exciting Shore area boasts Michelin starred restaurants and numerous trendy bars as well as a weekly market. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Asda sits within walking distance.

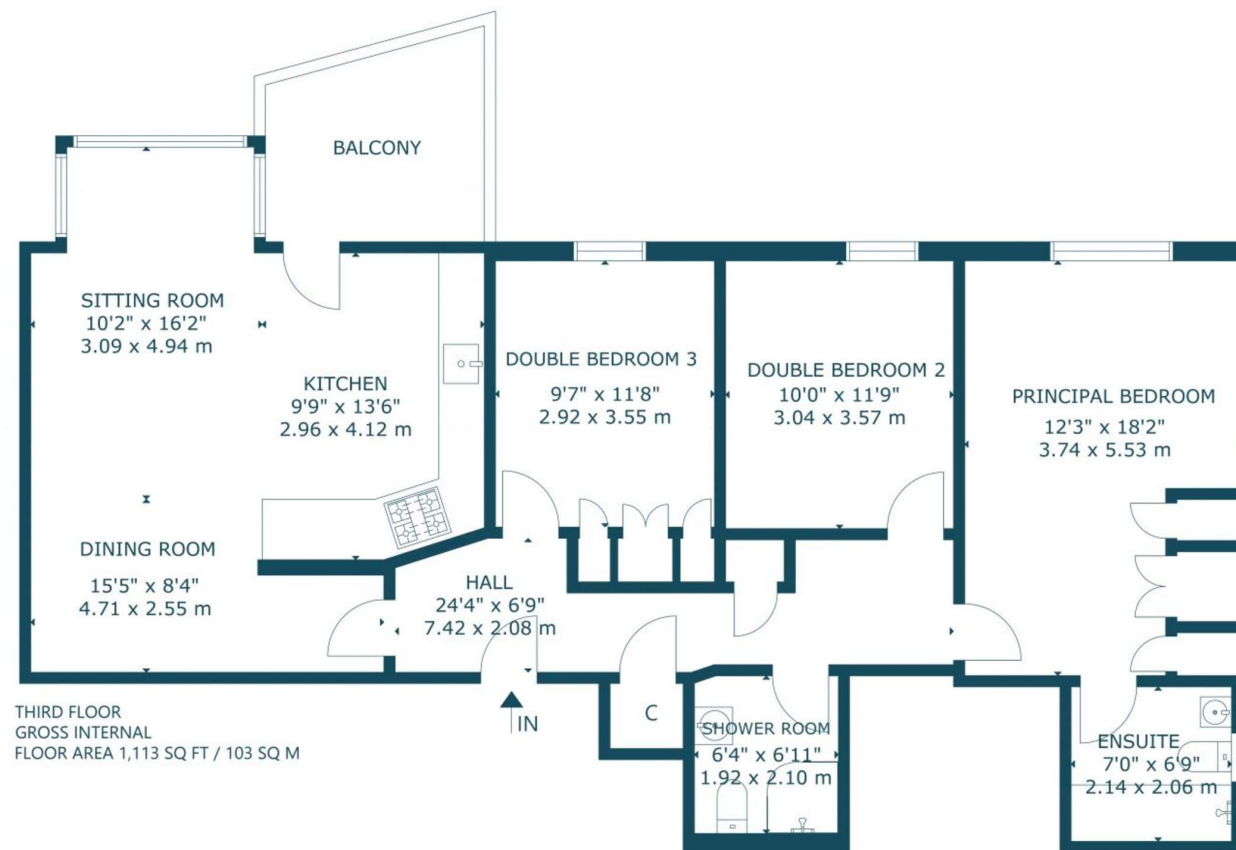


EXTRAS

The light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation. The curtans are NOT included in the sale.

HOME REPORT VALUATION: £340,000





3/11 PORTLAND GARDENS, LEITH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,113 SQ FT / 103 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.