

5 (flat 9) Portland Gardens, The Shore, Edinburgh, EH6 6NQ





## 5 (flat 9) Portland Gardens | The Shore | EH6 6NQ

### Description

Spacious 2-bed third floor quayside apartment forming part of a sought-after modern development with well maintained landscaped grounds and secure residents parking. The property provides comfortable and easily manageable living space offering all modern comforts and comes with the added attraction of a private balcony. The property's prime setting is within easy reach of the city centre with a tram stop moments away and the sought-after district's award-winning culinary and social scene are on the doorstep.

### Features

- Modern 3rd floor apartment in sought after landscaped development
- Open plan public room with well equipped kitchen providing a very sociable space
- Private balcony
- Two double bedrooms both with fitted wardrobes
- En-suite bathroom situated off master bedroom
- Shower room
- Gas central heating and double glazing
- Lift service, a large communal garden, an allocated space in the secure car park

### Extras

All fixtures and fittings, double oven, hob, dishwasher, washing machine and fridge/freezer are included.

### Factor

The development is factored by Hacking & Patterson for approx. £164 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

**EPC Rating: B**





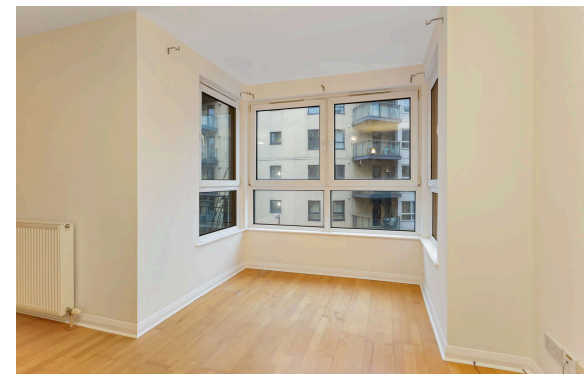
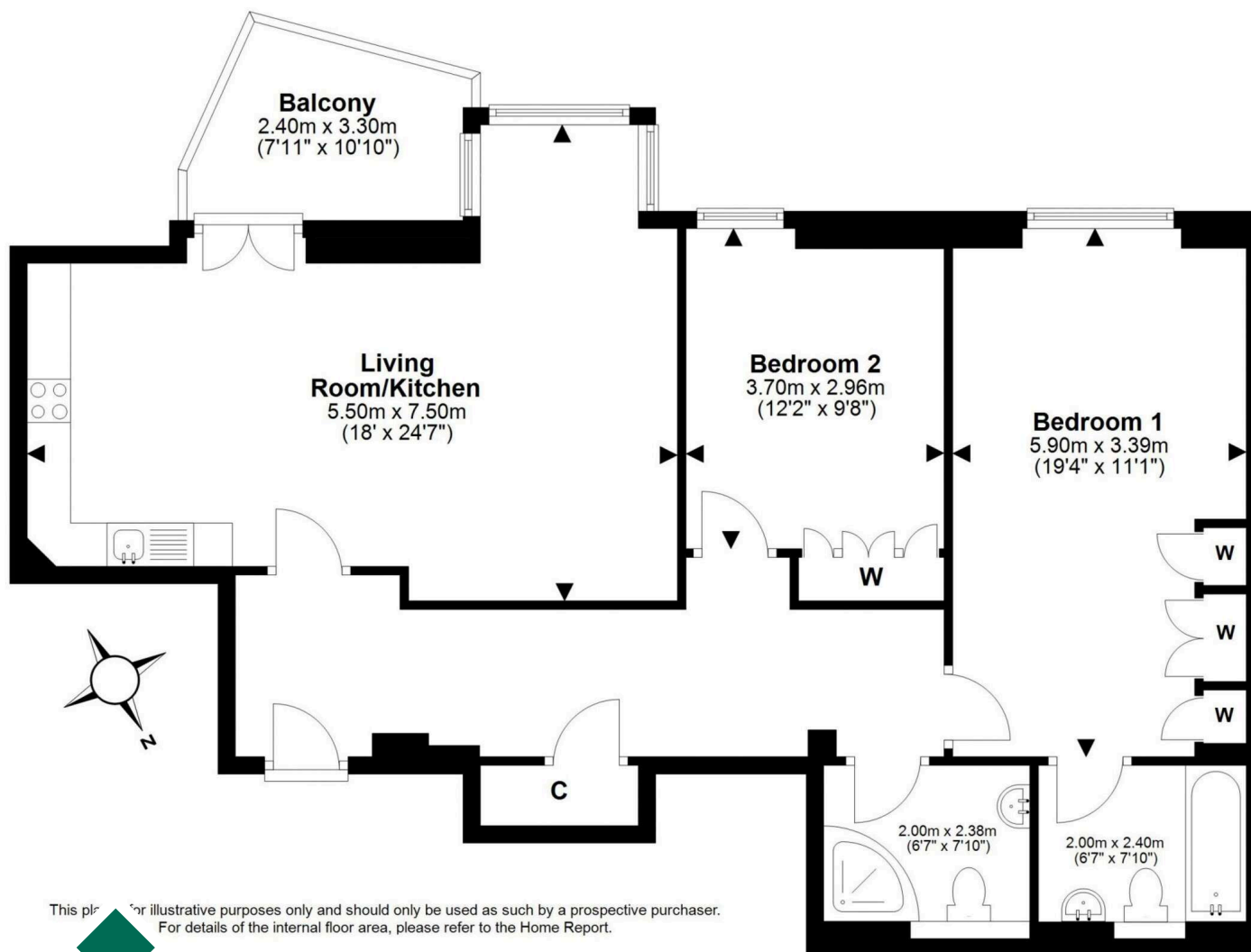
### Location

The vibrant and cosmopolitan area of The Shore in Leith, voted as one of the best places to live by The Times in recent years, 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 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 and David Lloyd Health Club are nearby. The area also benefits from an excellent public transport system with 24-hour buses and tramline adjacent.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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