



Leith

51/3 Portland Street
EH6 4AZ



Garden Flat

OFFERS OVER £270,000

- Entrance hall
- Living room
- Dining kitchen
- Double bedroom
- Shower room
- Private front courtyard
- Private rear garden
- Gas central heating
- Double glazing
- Zoned on street parking
- Upgraded throughout by current owner



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this extensively renovated basement flat situated in the popular area of Leith and able to take advantage of local shopping facilities, recreational pursuits, schooling at both primary and secondary level and local bars and cafes. The vibrant Shore area of Leith offers a wide range of restaurants, bistros and further bars and cafes. In addition, the nearby Ocean Terminal offers a choice of high street stores, multi-screen cinema and 24-hour gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

The property is entered via a private main door into an entrance vestibule which take you to a welcoming hallway with the rest of the accommodation off, built in storage cupboards and gives access to the rear garden. The spacious living room is situated to the rear and has built in cupboard, fireplace within a surround, and plain cornice. To the front is a galley style dining kitchen complete with base units, integrated oven with induction hob, undercounter fridge freezer, and a washing machine. The double bedroom is situated to the front of the flat. Completing the accommodation is a fully tiled, rear facing shower room and comprises of WC, wash and basin within a vanity unit, electric powered shower unit, and a heated towel rail.

Additional benefits include a private front facing courtyard, and a private rear garden with a patio area ideal for alfresco dining and a raised lawn. The flat also benefits from gas central heating, double glazing, and zoned on street parking.

The flat has been fully renovated by the current owner which included decoration throughout, damp proofing, new heating system installed, and a replacement kitchen.

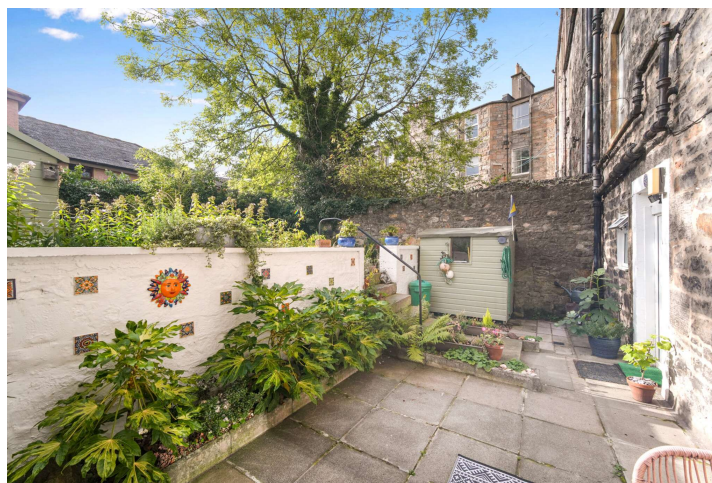
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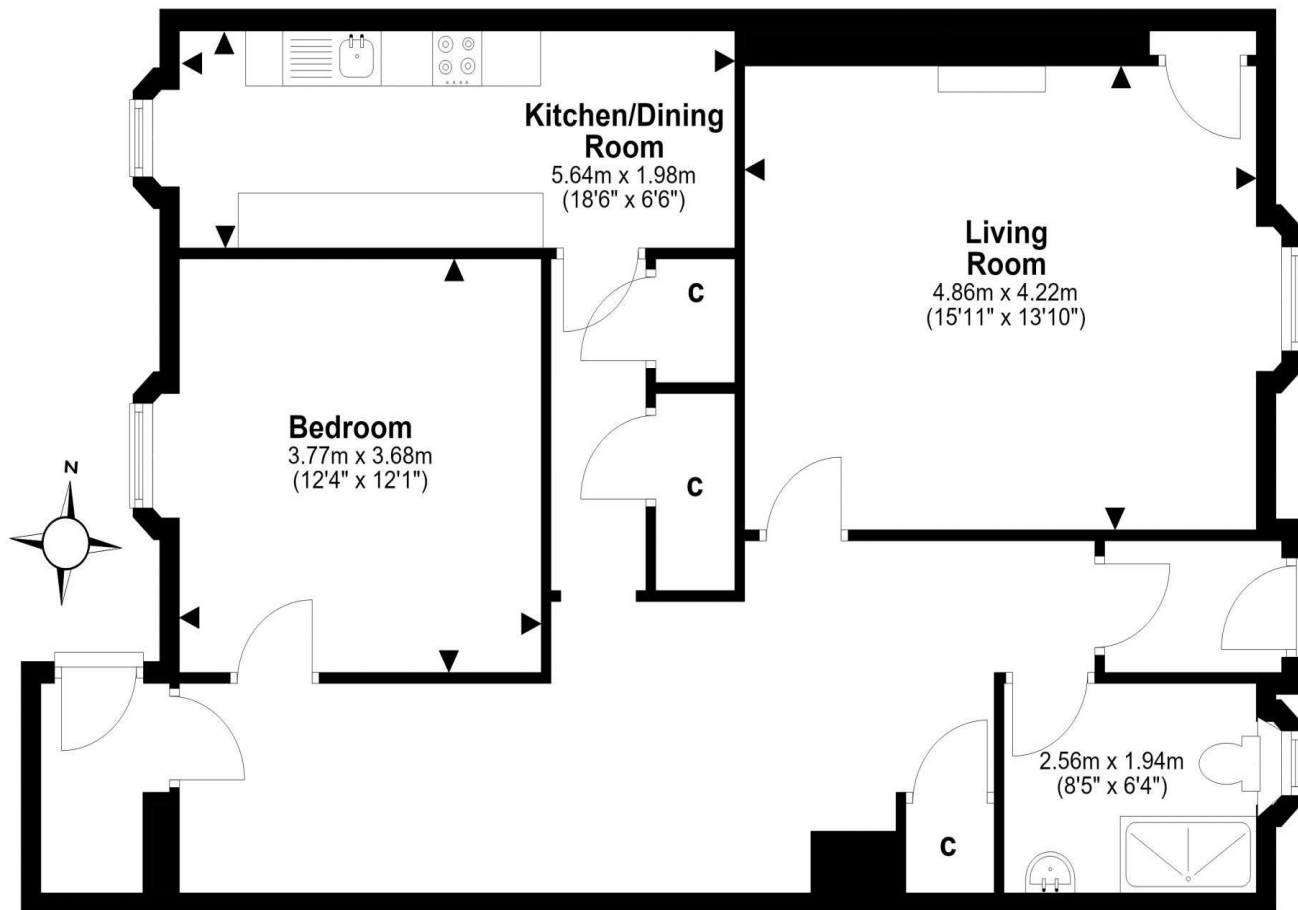
All white goods, curtains, blinds, carpets and light fittings to be included in the sale. No warranties to be given. Other items open to separate negotiation.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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