



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1/2 Portland Gardens

Leith, Edinburgh, EH66NA

1/2 Portland Gardens

This contemporary garden flat offers spacious accommodation in a popular Leith development, with the added benefits of a large private garden and residents' garage parking. An entrance hall with storage leads to a generous open-plan living/dining room and kitchen, with excellent space for living, dining, cooking and entertaining. A large box bay window, with space for a desk, brings in natural light and overlooks the private garden. The modern kitchen comes with integrated appliances, a breakfast bar and garden access. There are two airy double bedrooms, both with fitted wardrobes, and the principal benefitting from an en-suite bathroom. A separate modern shower room, gas central heating and double glazing complete this city home. Outside, you will find a large, fully enclosed private garden with a covered patio area. Private residents' parking, with an allocated space, is found in the accessed controlled garage. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Contemporary ground-floor, garden flat
- Set in a sought-after development in popular Leith
- Generous open-plan living/dining/kitchen
- Modern fitted kitchen with integrated appliances, a breakfast bar and garden access
- Large, principal double bedroom with fitted wardrobes
- Second generous double bedroom with wardrobes
- En-suite bathroom and separate shower room
- Private garden with patio, plus communal gardens
- Gas central heating and double glazing throughout
- Allocated private parking in accessed controlled garage
- Factor: The development is factored by Hacking & Patterson for the approximate fee of £218 per month.







Two double bedrooms, a
bathroom and a shower
room







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Leith,

Voted as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants.

There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios.

The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants.

Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym.

Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport.

Leith also has a school catchment area covering early years, primary, and secondary education.

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dream property!



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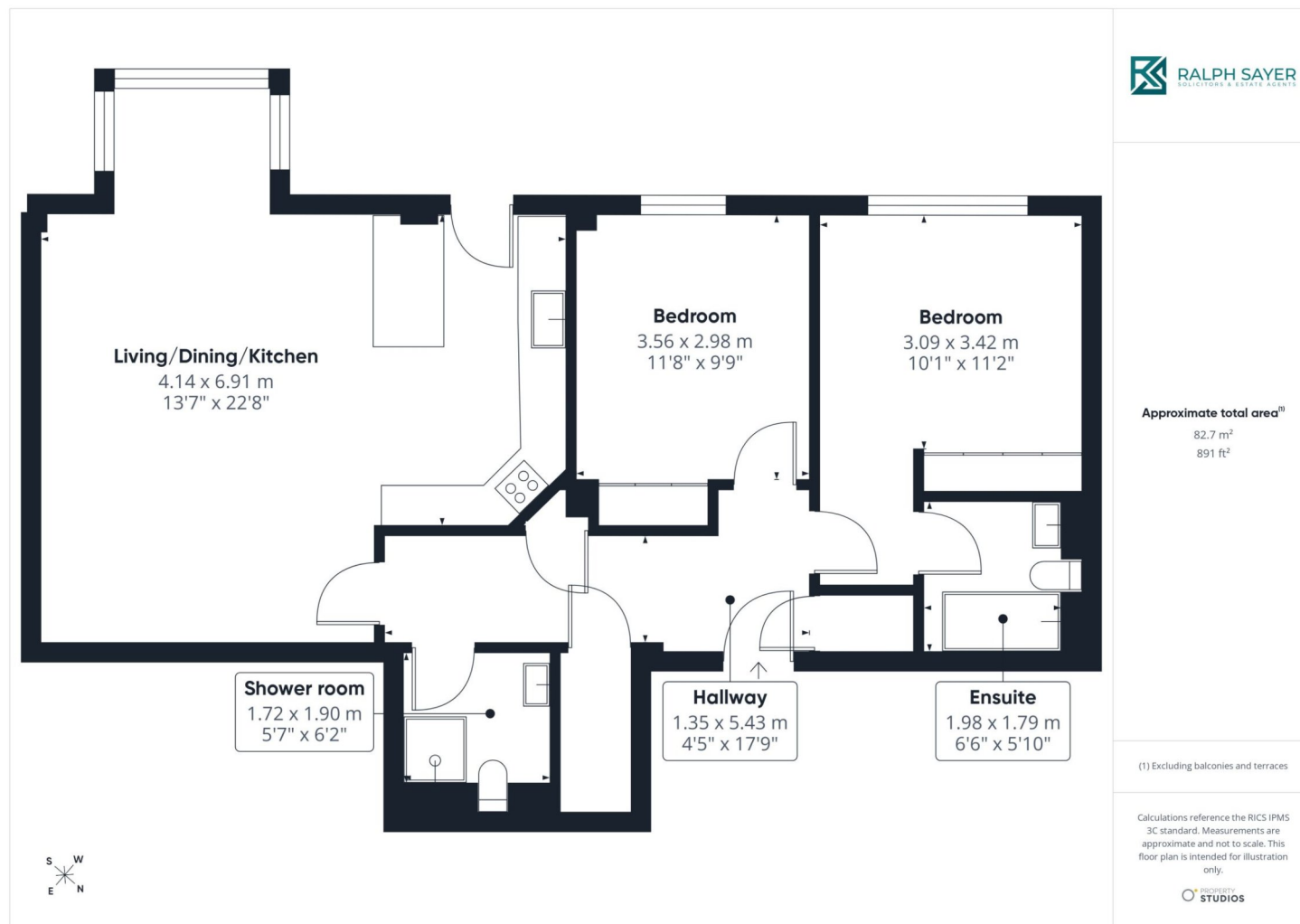


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DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

Floorplan



Council Tax Band:
E

EPC Band:
C

Home Report Value:
£305000