

RALPH SAYER
SOLICITORS & ESTATE AGENTS

3/7 Portland Gardens

The Shore, Edinburgh, EH6 6NY

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Set within a contemporary, lift-serviced development at The Shore, this spacious second-floor apartment offers three bedrooms, a private southwest-facing balcony and allocated parking. Overlooking enclosed communal gardens, it is ideally placed for waterfront walks, popular restaurants and bars, with the tram stop nearby. A secure entrance leads to a central hall with built-in storage and open-plan living, dining and kitchen space, extending onto the balcony. The contemporary kitchen offers good worktop space, while the principal bedroom benefits from fitted wardrobes and an en-suite. Two further bedrooms are served by a separate shower room. Residents enjoy enclosed communal gardens and an allocated underground parking space, with zoned on-street permit parking and the option to install an EV charging point.

Extras: All fitted floor coverings, light fixtures and blinds, as well as all white goods, are included in the sale.

Factors: Hacking & Paterson manage the development for an approximate fee of £160 pcm, covering communal cleaning, lighting and maintenance, block building insurance, and lift maintenance.

Features

- Contemporary second-floor apartment in The Shore
- Close to the tram stop and waterfront amenities
- Secure entry system and lift service
- Long hallway with built-in storage
- Open-plan living and dining area with kitchen
- Southwest-facing balcony overlooking communal gardens
- Fitted kitchen with good storage and worktop space
- Principal double bedroom with en-suite
- Two further double bedrooms with wardrobes
- Three-piece shower room
- Allocated underground covered parking space
- Zoned permit parking and EV charging point option
- Gas central heating, double glazing









Private southwest-facing balcony overlooking communal gardens















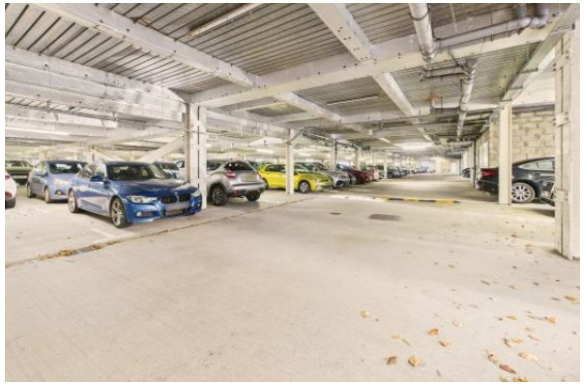
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The Shore

Situated just two miles North of Edinburgh city centre, Leith is one of the capital's most vibrant and sought-after neighbourhoods. Once a thriving port a the heart of Edinburgh's maritime industry. The Shore, in particular has been transformed through extensive regeneration into a dynamic waterfront community. In 2023, Time Our named Leith one of the world's coolest neighbourhoods, reflecting its unique blend of culture, heritage and contemporary city living.

Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food.

The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym.

The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre. It also provides swift and easy to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

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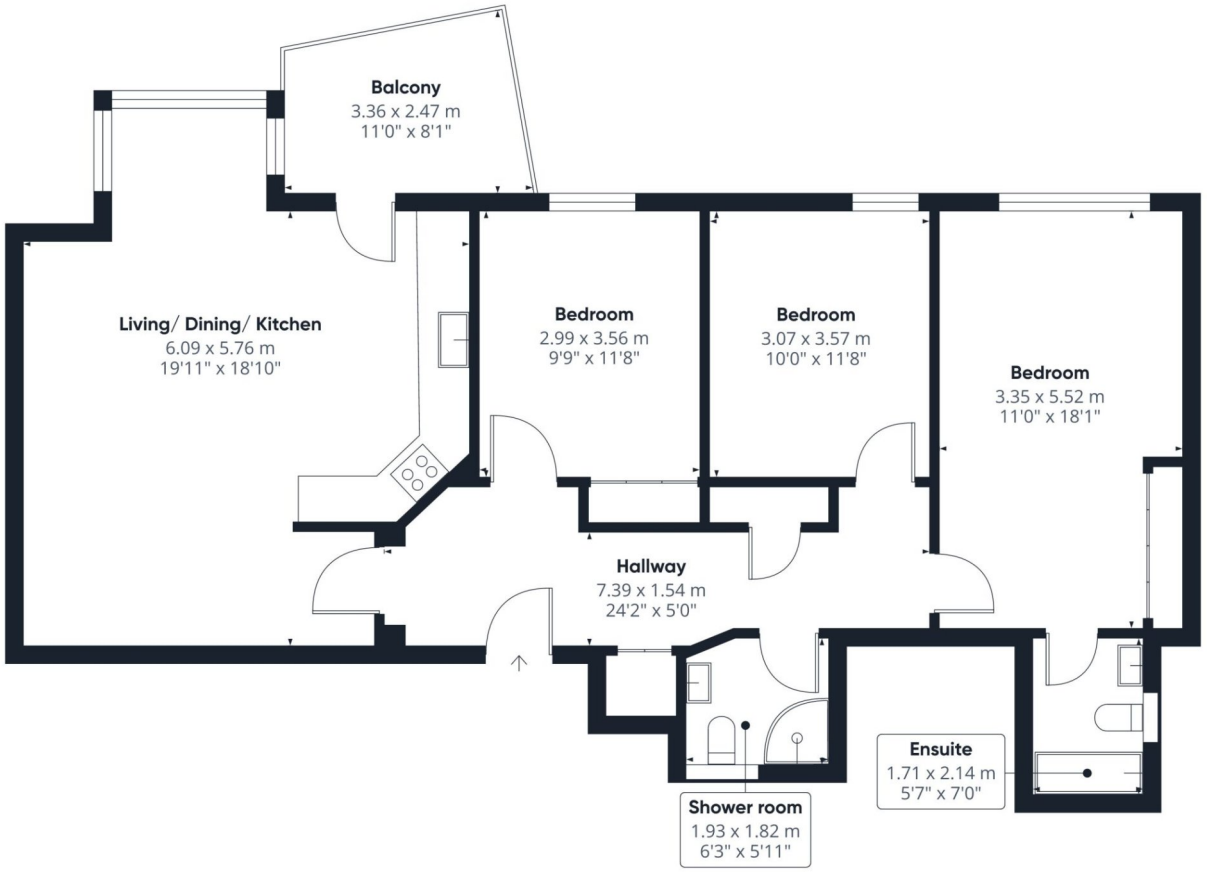
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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract 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



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Approximate total area(1)
99.7 m²
1074 ft²

Balconies and terraces
7.1 m²
76 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

Council Tax Band:	EPC Band:	Home Report Value:
F	B	£335,000