



## 6/2, Portland Gardens, The Shore, Edinburgh, EH6 6NJ

Spacious & Tastefully Presented, Three-Bedroom, First Floor Apartment

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# Property Description

Spacious and tastefully presented, three-bedroom, first-floor quayside apartment, with an exceptionally large private terrace. Set in a modern, factored residential development, the property is located in The Shore area, north of Edinburgh city centre.

Comprises: an entrance hallway, open-plan living/dining room and kitchen, master bedroom with en-suite bathroom, two further double bedrooms, utility/storeroom, and a wet-room style shower room.

Features include an integrated kitchen, modern bathroom suites, extensive quality hardwood flooring, contemporary lighting, and excellent storage provision.

In addition, there is double glazing, gas central heating, multiple TV and telephone points, and an allocated space in the secured underground parking

The development also provides a lift service, communal grounds, secured entry system, visitors' spaces and a shared bike store.

The generous hallway gives access throughout and features the entry phone system, a built-in store cupboard and space for freestanding storage. A spacious and impressive corner-aspect open-plan living area has a box bay window, ample room for both lounge and dining furniture, and gives further access to the extensive private terrace. The modern kitchen includes recessed spotlighting, stone-effect worktops, a sink with drainer, a mosaic-tiled surround, unit downlighting, and an integrated fridge/freezer, dishwasher and a range-style double oven with a gas hob and canopy above.

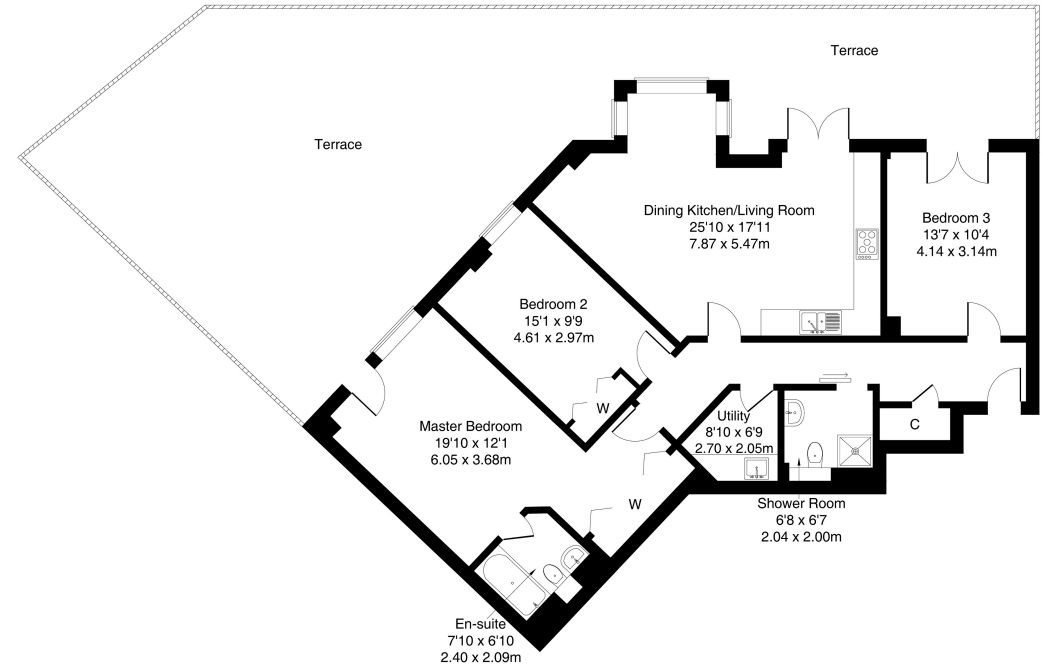
The master bedroom features French patio doors to the terrace, built-in wardrobes, a TV point and a generous en-suite bathroom. Bedroom two also includes a built-in wardrobe, whilst bedroom three also includes patio doors out to the terrace. Set internally off the hall, a utility room includes fitted units, a sink with drainer, and additional space for storage. The wet-room style shower room is also set internally off the hall, and is fitted with a contemporary two-piece suite and a shower unit, tiled splash walls and flooring.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (1163 sq ft - 108 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description





The Shore is a fashionable and vibrant location north of Edinburgh city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, with many supermarkets in close range. The area also benefits from weekly markets, where local food stalls and independent

retailers are showcased. Ocean Terminal retail and leisure complex offers a wide range of major high-street shopping outlets, a multi-screen cinema, a gym, spa, and a variety of restaurants. Walks and cycleways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links park offers open green spaces. The area is well-served by transport links to the city centre and beyond, with the new tram extension into Newhaven expected to complete in 2023.





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