



1/8, Portland Gardens, Edinburgh, EH6 6NA

Beautifully Presented and Spacious, Three-Bedroom, Second-Floor Flat

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Property Description

Beautifully presented and spacious, three-bedroom, second-floor apartment featuring a private terrace with water views, including vistas of the Royal Yacht Britannia and Leith Harbour. Located in the popular Leith area, north of Edinburgh city centre, this home is set within a modern, well-maintained residential development.

Comprising an entrance hallway, a master bedroom with en-suite, a utility room, an open-plan living and dining area with kitchen, and a shower room.

Highlights include a fitted kitchen, wood-effect flooring throughout and two separate bathroom suites. In addition, the property benefits from gas central heating, double glazing, ample storage solutions, and tasteful natural decor throughout.

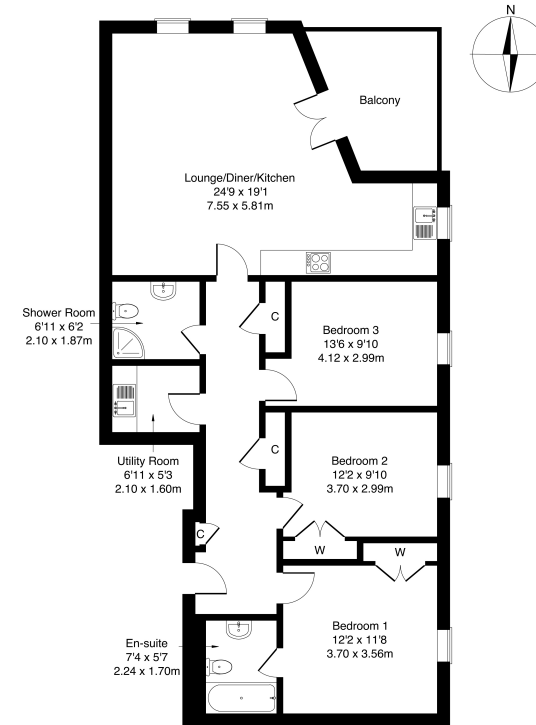
An allocated parking space is provided within the secure communal garage, which has recently been wired to allow for the installation of individual EV charging points.

The development offers lift access, communal grounds, a shared garden, a secured entry system, a communal bike store, permit parking, and is conveniently close to the tram stop.

A welcoming entrance hall provides access to all rooms throughout the property, creating a smooth and inviting flow. At the rear, the open-plan living and kitchen area offers a stylish and comfortable space to relax and entertain. The living area features hardwood flooring, two central light fittings, and French patio doors that open onto a private terrace, seamlessly blending indoor and outdoor living. The kitchen is thoughtfully designed with stone-effect worktops, a tiled splashback surround, and modern spotlighting. It is fully equipped with quality integrated appliances, including a fridge/freezer, dishwasher, and a range-style cooker with a five-ring gas hob and canopy above. A convenient utility room is also accessible from the hallway, providing additional storage and practical space.

At the front of the property, the master bedroom is a peaceful retreat featuring a built-in wardrobe, hardwood flooring, and a wall-mounted TV point. A large window fills the room with natural light, while the en-suite bathroom offers privacy and convenience with an electric shower and a jacuzzi bath. Two further well-proportioned bedrooms are located off the hallway, one of which benefits from an integrated wardrobe. Each offers generous space, natural light, and versatile layouts ideal for use as guest rooms, children's bedrooms, or a home office. Completing the property, the shower room boasts a tiled and stone-effect splashback surround, tiled flooring, a rainfall showerhead, and sleek spotlighting, providing a modern and refreshing finish.

omov⁸ REAL ESTATE **1/8 Portland Gardens, Edinburgh EH6 6NA**
Approximate Gross Internal Area: (1113 sq ft - 103.4 sq m.)



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

Area Description

Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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