



## 6/28, Portland Gardens, Edinburgh, EH6 6NJ

Tastefully Presented Two-Bedroom, Sixth-Floor Quayside Apartment with Private Balcony

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# Property Description

Tastefully presented and spacious, a two-bedroom, sixth-floor quayside apartment with a private balcony and open skyline views. Set in a modern, factored residential development, located in the popular Leith area, north of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, master bedroom with en-suite bathroom, a double bedroom, and a shower room.

Highlights include a fully integrated kitchen, fitted bathroom suites, extensive quality hardwood flooring, and contemporary lighting. In addition, there is double glazing, gas central heating, a bespoke 'Murphy bed' for bedroom two and superb storage provision.

The development also offers a lift service, communal grounds, a secure entry system, visitor spaces, and a shared bike storage facility.

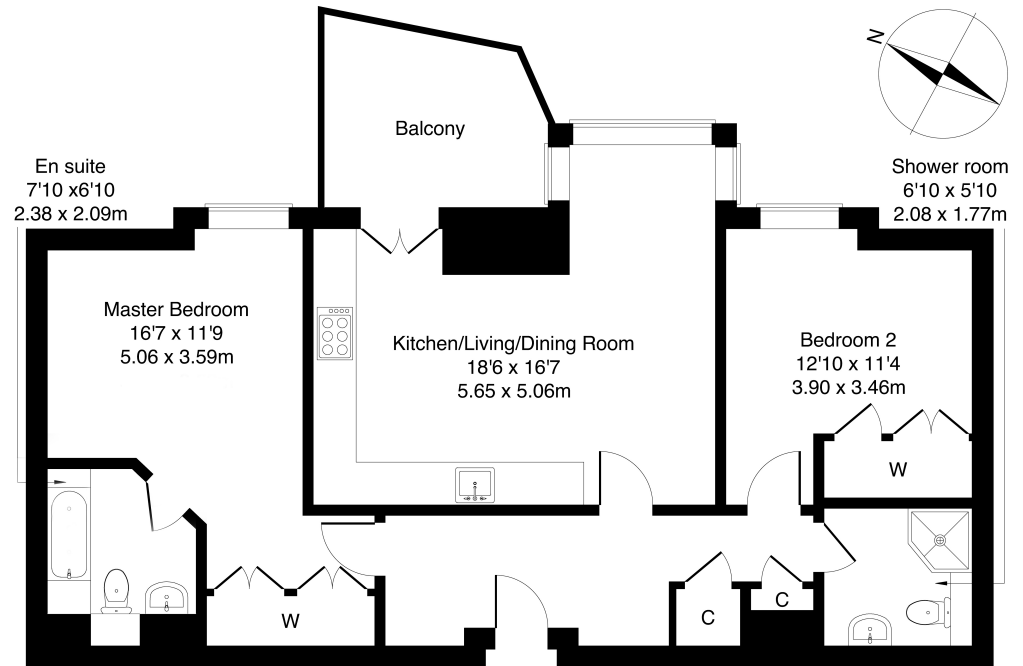
An inviting entrance hall leads you seamlessly into the home, offering access to every room with ease. The open-plan living and kitchen area provides a comfortable, versatile layout, enhanced by wood-effect flooring and a generous box window that creates an ideal space for a dining nook. The kitchen features a contemporary worktop and coordinating splashback, a stainless-steel sink with drainer, and a full range of integrated appliances, including a range cooker with hob and canopy, washing machine, dishwasher, and fridge/freezer, while also granting direct access to the balcony—perfect for extending the entertaining space.

Both the main and master bedrooms are carpeted and enjoy built-in cupboards for convenient storage, with the second bedroom further benefiting from a practical Murphy bed that adds flexibility to the room. The master bedroom also includes an ensuite bathroom fitted with an electric shower over the bath, and completing the property is a well-presented family shower room arranged as a modern three-piece suite with a shower cubicle.



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Approximate Gross Internal Area: (829 sq ft - 77 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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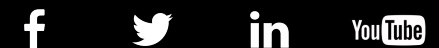
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