



Estate Agents and Solicitors

4/16 Portland Gardens, Edinburgh, EH6 6NY

Two Bedroom, Sixth-Floor Apartment with Private Balcony

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Property Description

Light and beautifully presented, two-bedroom, sixth-floor apartment, with a private balcony and skyline views to Arthur's Seat and the Forth. Set in a modern, factored residential development, located in the popular Newhaven area, north of Edinburgh city centre.

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

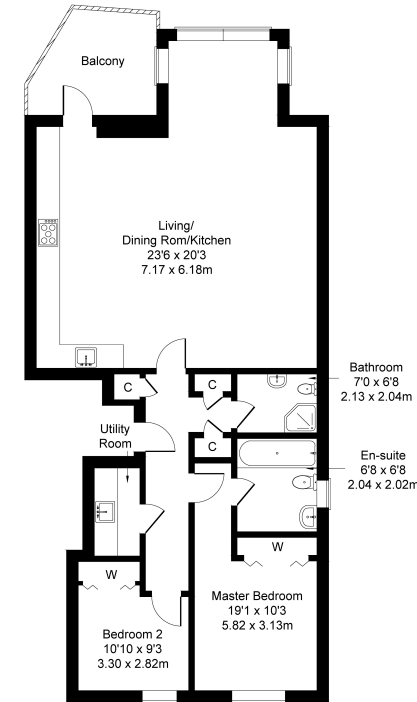
Tastefully finished, spacious and ready-to-move-in, features include a fully integrated kitchen, quality flooring, contemporary lighting, and superb integrated storage provision. In addition, there is double glazing, gas central heating, multiple TV and telephone points, modern bathroom suites, and a secured entry system (main entrance and each floor).

The development also provides a lift service, a large communal garden, an allocated space in the secured underground parking, visitors' spaces and a shared bike store.

A welcoming entrance hall affords access throughout, and features the secured entry system, and three built-in storage cupboards including the utility with a fitted worktop and sink with drainer, and space for outerwear. A generously sized open-plan living area has ample room for both lounge and dining furniture and gives access to the large private balcony with views of Arthur's Seat. A modern fitted kitchen includes stone-effect worktops, a sink with drainer, a tiled surround, unit downlighting, a range cooker, and an integrated dishwasher and fridge/freezer.

To the rear, two well-proportioned double bedrooms both feature carpeted flooring and built-in wardrobes; whilst the master bedroom includes TV and phone points and a generous en-suite bathroom with a three-piece suite, a shower over the bath and tiled splash walls. Completing the accommodation, set internally off the hall, the shower room is fitted with a modern suite including a corner cubicle, tiled splash walls and a shaver point.

omov⁸ 4/16 Portland Gardens, Edinburgh EH6 6NY
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Approximate Gross Internal Area: (1023 sq ft - 95 sq m.)



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

Area Description

Newhaven area and its historic harbour lie on the Firth of Forth coastline, with a mix of period stone-built dwellings and modern factored residential developments. There is a wide range of local amenities on hand nearby, and a superb choice of restaurants, bars, and cafés are available at the renowned Shore area. A 24-hour ASDA lies a short distance from the property, and there is abundant shopping in

Leith with numerous high-street stores, whilst there is a cinema and numerous high-street names at Ocean Terminal complex. Well-regarded schooling is available within the area, and regular public transport is available from Western Harbour Drive, Lindsay and Newhaven roads, with the new tram extension into Newhaven expected to complete in 2023.





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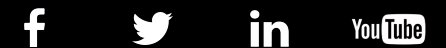
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