



7/12, Portland Gardens, Edinburgh, EH6 6NQ

Light, Tastefully Presented & Spacious, Two-Bedroom, Third-Floor Apartment with a Private Balcony

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Property Description

Light, tastefully presented and spacious, two-bedroom, third-floor apartment, with a private balcony and open skyline views. 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 double bedroom, and a shower room.

Highlights include a fitted kitchen with a full range of appliances, generous bathroom suites, and contemporary lighting. With views to Leith Docks and the Forth, there is double glazing, gas central heating, and superb storage provision.

The development also provides a lift service, communal grounds, a secured entry system, a shared bike store and exceptional transport links.

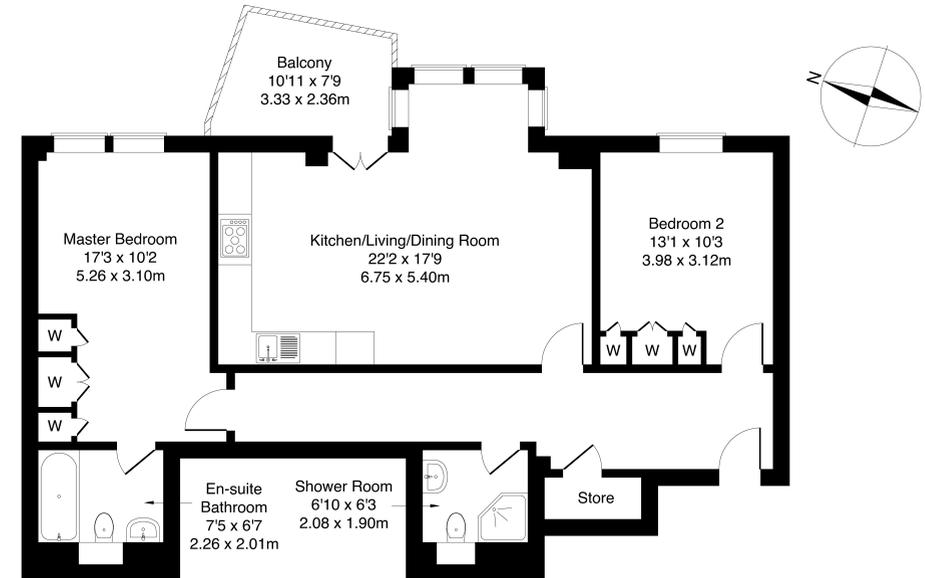
The inviting entrance hall gives access to every room in the home and includes generous built-in storage throughout. The bright and spacious living area features soft carpeted flooring, a central ceiling light and French doors opening onto a wooden decked balcony. The French doors, along with the neighbouring windows, allow an abundance of natural light to fill the space. The contemporary kitchen is fitted with tiled flooring, spotlights, stone effect worktops and a marble effect tiled splashback, complemented by under-cabinet lighting and a sink with a drainer. Integrated appliances include a fridge freezer, washing machine, dishwasher, wine cooler and a range cooker with canopy extractor.

Positioned to the rear of the property, the principal bedroom benefits from carpeted flooring, spotlights, three built-in storage cupboards and access to a stylish three-piece en suite bathroom. Further along the hall, opposite a useful store cupboard, the second bedroom offers carpeted flooring, a central ceiling light and three built-in storage cupboards. Completing the accommodation is a modern shower room with tiled flooring, a tiled splashback, spotlights and a rainfall shower.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Fourth Floor

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

Area Description

Newhaven and its historic harbour sit on the Firth of Forth coastline, featuring a mix of period stone-built homes and modern, factored residential developments. The area offers a wide range of local amenities, with an excellent selection of restaurants, bars, and cafés nearby in the popular Shore district. A 24-hour ASDA supermarket is close by, and abundant shopping can be found in Leith, including

numerous high-street stores. The Ocean Terminal complex provides a Marks & Spencer Food Hall, a cinema, and many well-known retail outlets. Well-regarded schools serve the area, and regular public transport, including the tram, runs from Wester Harbour Drive, Lindsay Road, and Newhaven Road, providing connections to the city centre and beyond.





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