



2/14 Portland Gardens, Edinburgh, EH6 6NA

Light & Beautifully Presented, Two Bedroom, Fourth-Floor Flat with Balcony

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Property Description

Light and beautifully presented, two-bedroom, fourth-floor flat, with a private balcony and an allocated parking space. 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, and a shower room.

Highlights include a fully integrated kitchen, extensive 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).

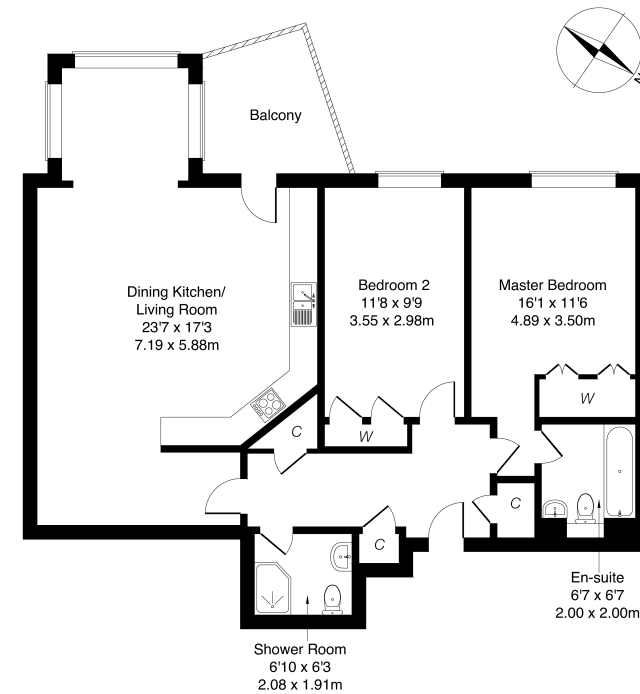
The development also provides a lift service, a large communal garden, an allocated space in the secured underground parking, visitors' spaces and a shared bike store.

A welcoming entrance hall affords access throughout and features the secured entry system and three built-in storage cupboards. A spacious open-plan living area has ample room for lounge and dining furniture, a bright reading neuk with triple windows allowing plentiful natural light, and a large private balcony with a view of the waterfront docks. While the modern fitted kitchen features stone-effect worktops, a sink with drainer, a mosaic tiled surround, unit downlighting, and an integrated dishwasher, washing machine, fridge/freezer and a double oven with a ring gas hob.

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. Completing the accommodation, set internally off the hall, the shower room is fitted with a two-piece suite and a corner cubicle, tiled splash walls and a shaver point.

An EWS1 form has been obtained and can be found at the back of the Home Report.

omov⁸ 2/14 Portland Gardens, Newhaven, Edinburgh EH6 6NA
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Approximate Gross Internal Area: (1130 sq ft - 105 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 recently completed into Newhaven.





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