



57/2 Portland Street, Edinburgh, EH6 4AZ

Spacious, Three-Bedroom, First-Floor Corner Flat

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Property Description

Well-presented and spacious, three-bedroom, first-floor corner flat, forming part of an impressive traditional stone-built terrace. Located on a quiet side street, in the Leith area, north of Edinburgh centre.

Comprises an entrance hall, living room, dining/kitchen, three double bedrooms, and a family bathroom.

This period property features tall ceilings, generous room sizes, ornate cornice work and sash and case windows. Further features include a modern fitted kitchen with appliances, gas central heating and superb storage including a walk-in store room.

In addition, there is a bright and well-maintained communal hall, a secured entry system, and a secluded shared garden.

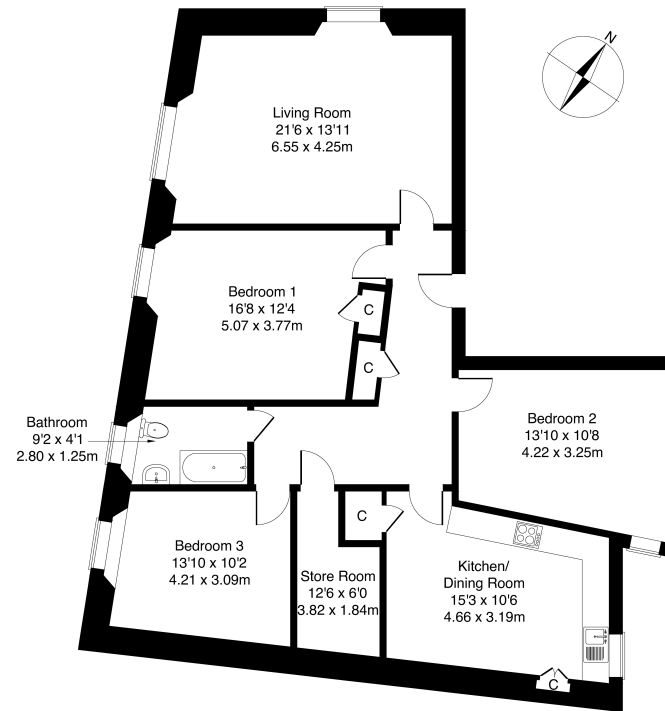
An extensive 'L shaped' hallway gives access throughout the property, with carpeted flooring, a built-in store cupboard, and access to the walk-in store room. Set to the front, a spacious, dual-aspect living room features ornate cornice work and a modern gas fireplace with quality stone surround. Rear-facing, a good-sized kitchen offers space for a dinner table and features a built-in store cupboard and a press cupboard. Modern fitted units and worktops include a sink with a drainer, a tiled surround, a fridge/freezer, a washing machine, and a cooker unit with a gas hob.

Bedroom one has a side aspect window and includes carpeted flooring, period cornice work, a built-in store cupboard, and ample space for freestanding storage; whilst bedroom two has a rear-facing window, carpeted flooring and period cornice work. A third bedroom is set to the front, with a shelved press cupboard, modern wood-effect flooring and a wall-mount TV point. Completing the accommodation, set to the front, the bathroom has a three-piece suite with a shower unit over the bath.

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Approximate Gross Internal Area: (1302 sq ft - 121 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 renowned and historic port area of Edinburgh, and a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks

and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven.





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