



Solicitors & Estate Agents



Fixed Price

£330,000

8/10 Portland Gardens

The Shore | Edinburgh | EH6 6NJ

A superb opportunity has arisen to acquire this generously proportioned three bedroom third floor flat, set in a modern luxury development in the heart of the desirable Shore district of Leith. Boasting a lovely sea-facing private balcony and underground parking while being close to fantastic amenities and commuting links, this property will undoubtedly appeal to couples, professionals, growing families and investors.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Stair Access
-  Under Ground Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - F



Description

Internally, the property is in a true walk-in condition and in brief comprises; secure entry system, lift and stair access, welcoming entrance hallway with good storage provisions, dual aspect open-plan reception/kitchen/diner with fully fitted kitchen, with a range of integrated white goods and access to private balcony with lovely views overlooking the water, principle double bedroom with integrated wardrobes, partially-tiled en-suite bathroom, two further good sized double bedrooms, and a partially-tiled shower room suite with a corner cubicle. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Parking & Factor

There are well tended communal garden grounds for residents to enjoy. The gardens feature large lawn areas, communal seating and perfectly maintained trees and plants. For the car owner, there is an allocated parking space within the secure underground parking lot. The development is managed by Hacking & Paterson for a monthly fee of approx. £120. This includes buildings insurance and maintenance of communal areas.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is located in the cosmopolitan Shore area which offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas and many of the Capital's renowned restaurants, bars, art galleries and attractions are close at hand. There are a fantastic range of leisure opportunities in the surrounding area including the marvelous Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course. The recently completed trams are accessible via a nearby stop offering ease of access across the city.

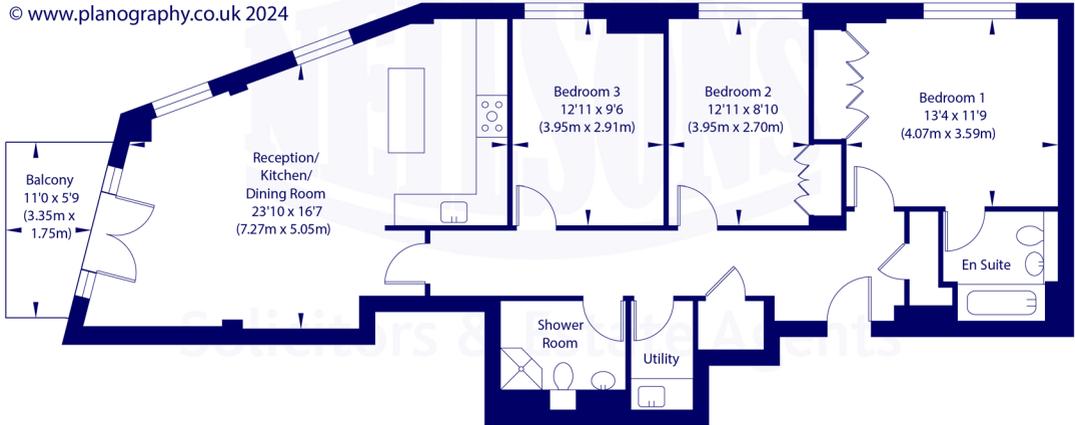


Third Floor

Approx. Internal Area 103.17 Sq M / 1111 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

