




McEwan Fraser Legal
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5/11 Portland Gardens

EDINBURGH, EH6 6NQ

LOCATION

This property is located at the edge of The Shore in Edinburgh. A vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting. Only a short distance from the city centre, the property is situated less than two miles from Princes Street. The area is served by several excellent, frequently running bus services to both the city centre and the airport.

The Shore has been radically transformed into a gentrified community of quality apartments making it an extremely desirable place to live. On your doorstep, there is an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes, and several wine bars and the area is well served by major and local supermarkets. Just behind the property, the extensive shopping centre at Ocean Terminal, has a multiplex cinema, a Pure Gym and plenty of high street stores including Debenhams and a Marks and Spencers food hall, and the boutique retail outlets at Commercial Quay are both close by. Fantastic nursery and primary schools are within easy walking distance as is the Leith Victoria swimming pool and fitness centre.

Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and Post Office services. If this isn't enough there is also a local Asda store for greater shopping needs.

A number of open-air recreational facilities are within easy reach of the area. The harbour of Newhaven always provides a pleasant destination for an afternoon walk and offers several refreshment options. Portobello and Cramond beaches are also within reach for those sunnier days.

Regular bus services run to and from the city centre and surrounding areas. The cycle paths mean you can be in town in fifteen minutes and have unlimited access to the rest of the city.



HIGHLY DESIRABLE
TWO-BED THIRD-
FLOOR APARTMENT
IN THE SHORE
AREA OF EDINBURGH



5 / 11 PORTLAND GARDENS

New on the market is this highly desirable two-bed third-floor apartment perfectly situated between The Shore and Trinity. Viewing of this property is highly recommended. The property is in excellent condition, the current owner has kept with a fresh, clean, modern interior to merge with the development perfectly and would, therefore, be an ideal property for any city professional or premium Buy-To-Let investor.

The apartment is entered via a welcoming hallway with three generous storage cupboards and access to all rooms. The impressive open plan lounge/kitchen/dining area is flooded with natural light and provides plenty of space for entertaining, access to a private, sunny balcony off the lounge with good views of the city as a welcome addition. The kitchen area is fitted with a good range of modern floor and wall mounted units providing lots of worktop space and benefits from a number of integrated appliances including an extractor fan and gas five burner range cooker for any aspiring chef. The master bedroom is well proportioned and benefits from built-in wardrobes and a fresh en-suite shower-room. The second double bedroom is a good size and benefits from built-in wardrobes. The well-appointed, tiled bathroom with white suite, extractor fan and electric shower completes the rooms.

The property is very efficient as it benefits from gas central heating and fully double glazed windows. Entry into the communal building is gained via a secure entry system, the property also benefits from a lift, secure residents parking and communal grounds.



A HIGHLY DESIRABLE
FLAT THAT WILL
APPEAL TO ANY CITY
PROFESSIONAL OR
PREMIUM BUY-
TO-LET INVESTOR.





BEDROOMS & BATHROOM

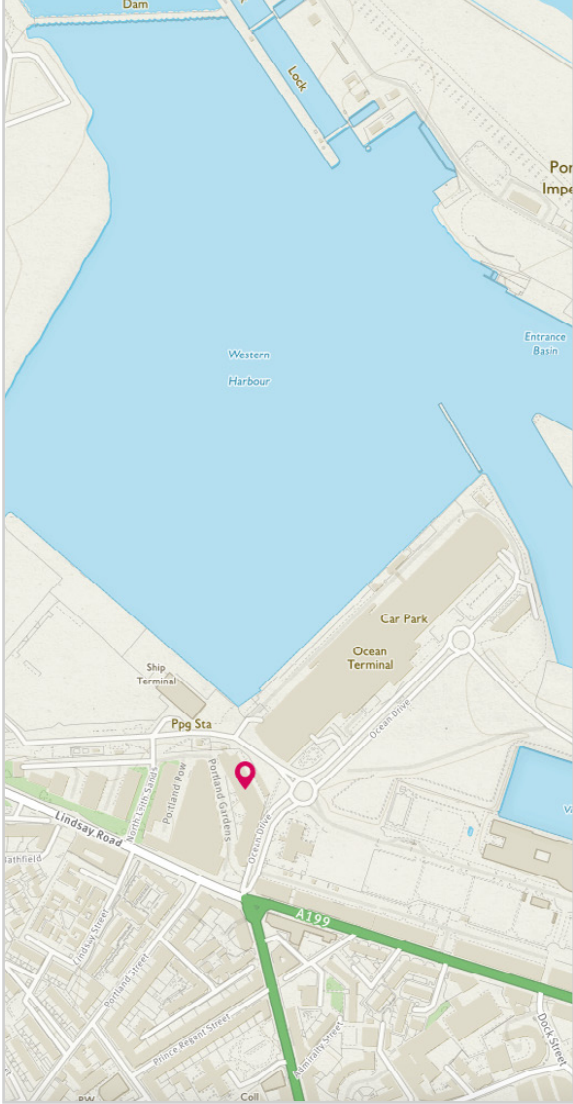


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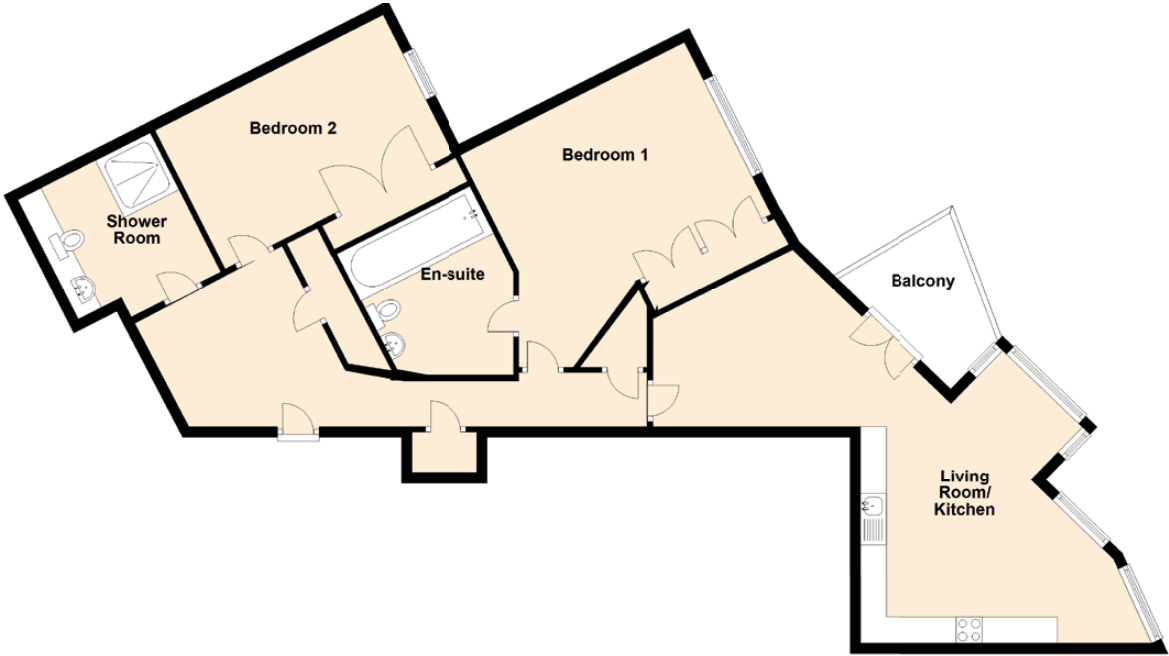
SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Living Room/ Kitchen	9.94m (32'7") x 2.94m (9'8")
Balcony	3.54m (11'7") x 3.23m (10'7")
Bedroom 1	4.67m (15'4") x 1.49m (4'11")
Bedroom 2	4.91m (16'1") x 3.05m (10')
Shower Room	3.60m (11'10") x 3.01m (9'10")
En-suite	2.81m (9'3") x 2.14m (7')

Gross internal floor area (m²) - 90m² EPC Rating - C

Extras (Included in the sale): All fitted fixtures, floor coverings, light fittings, appliances and white goods.





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