

16/3F1 (5) Portland Place

THE SHORE, EDINBURGH, EH6 6LA



*Spacious Three Bedroom Flat In
Edinburgh's Popular Leith Area*



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McEwan Fraser Legal is delighted to present this spacious three-bedroom flat on the outskirts of Edinburgh's Leith and Shore area.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is generously proportioned and is a bright living space which is flooded with natural light.
- Fully equipped internal kitchen which has been well maintained and is fitted with hob, fan oven and freestanding white goods.

THE KITCHEN





- The flat has one main bathroom which is fitted with a white three-piece suite which has a mains shower and has been kept well.
- There are three generous bedrooms which accommodate double beds with ease and freestanding storage furniture.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

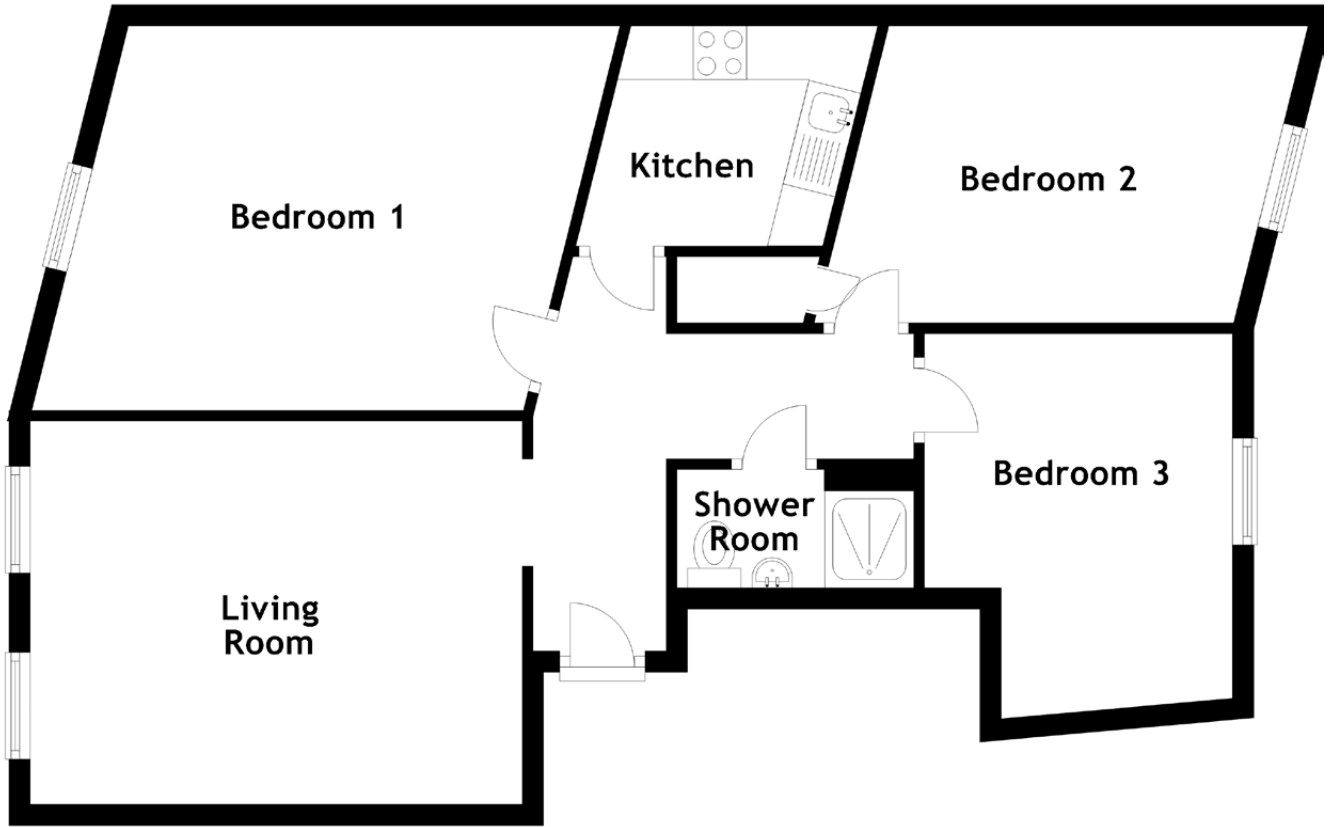


In addition, the property includes gas central heating making for a warm home, year round. There is also adequate on-street parking for visitors and residents alike.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

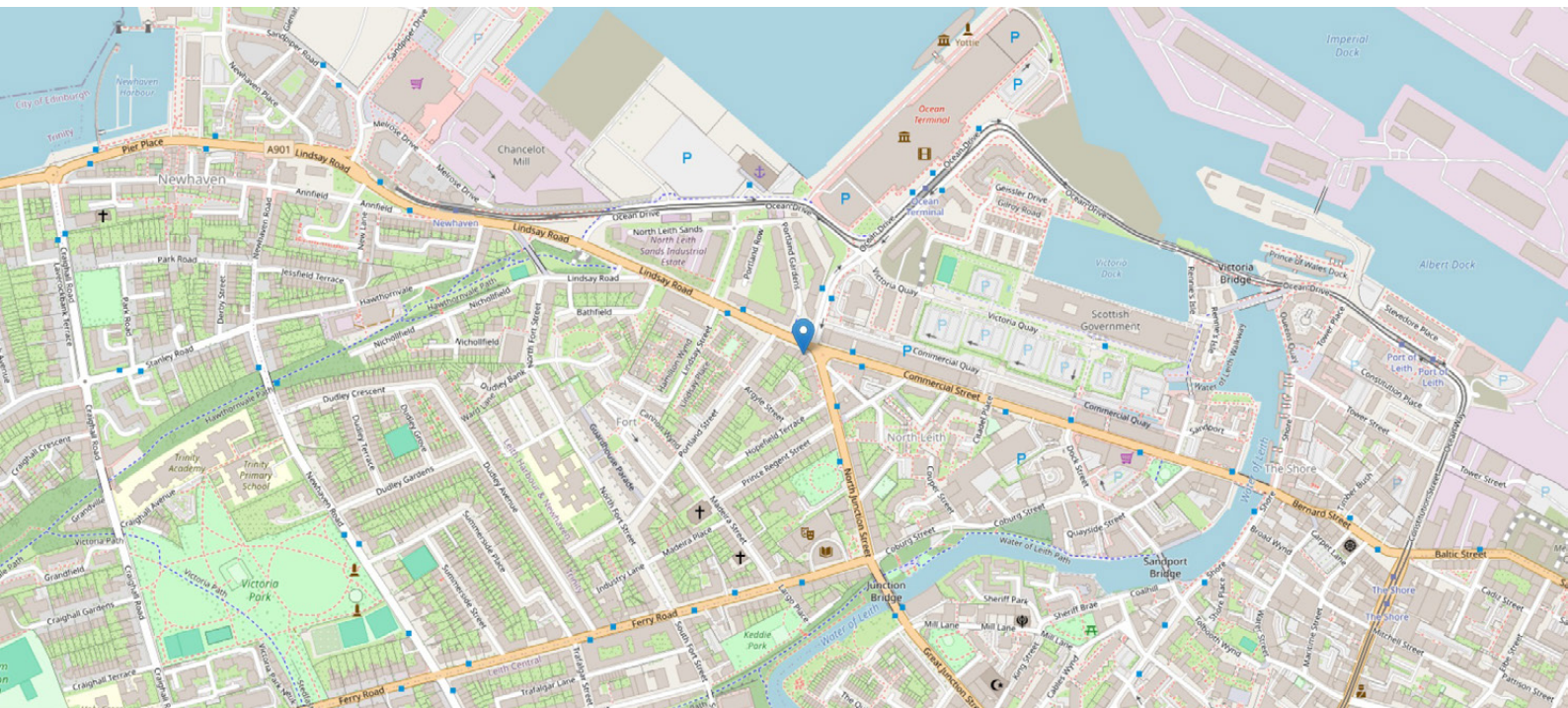


Approximate Dimensions
(Taken from the widest point)

Living Room 4.61m (15'1") x 3.59m (11'9")
 Kitchen 2.31m (7'7") x 2.12m (7')
 Bedroom 1 4.53m (14'10") x 3.76m (12'4")

Bedroom 2 3.93m (12'11") x 2.87m (9'5")
 Bedroom 3 3.61m (11'10") x 2.59m (8'6")
 Shower Room 2.22m (7'3") x 1.11m (3'8")

Gross internal floor area (m²): 73m²
 EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.

The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route or the new tram line outside Ocean Terminal. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.




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