

2/6 Portland Row

EDINBURGH, EH6 6NH



*FANTASTIC TWO-BEDROOM APARTMENT WITH PRIVATE PARKING
AND WITH THE ADDITIONAL BENEFIT OF A BALCONY*



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An excellent opportunity has arisen to acquire this fantastic two-bedroom apartment with private parking and with the additional benefit of a balcony. Viewing of this property is highly recommended.

Internally the accommodation is in good decorative order and would be an ideal property for a city professional, buy-to-let investor or a small family. One enters the property into a spacious hallway, providing access to both bedrooms, two storage cupboards/utility cupboard, a family bathroom and the open plan living room/kitchen. The airy living room is flooded with natural light plus there is a generous space for furniture and units. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space, integrated appliances, a gas cooker and an extractor fan which is sure to appeal to any aspiring chef. This beautiful room provides access to the balcony, where one can enjoy the sunshine.

Open Plan Area



Open Plan Area



The master bedroom benefits from built-in wardrobes and has plenty of additional space for free-standing units. The master also has a crisp, three-piece en-suite bathroom. The second double bedroom also benefits from a built-in wardrobe. A partially tiled family shower room completes the accommodation. This property also benefits from gas central heating, full double glazing, lift and private underground parking to allow for off-street parking. There is also more than enough on-street parking to accommodate visitors and a communal garden to the rear.





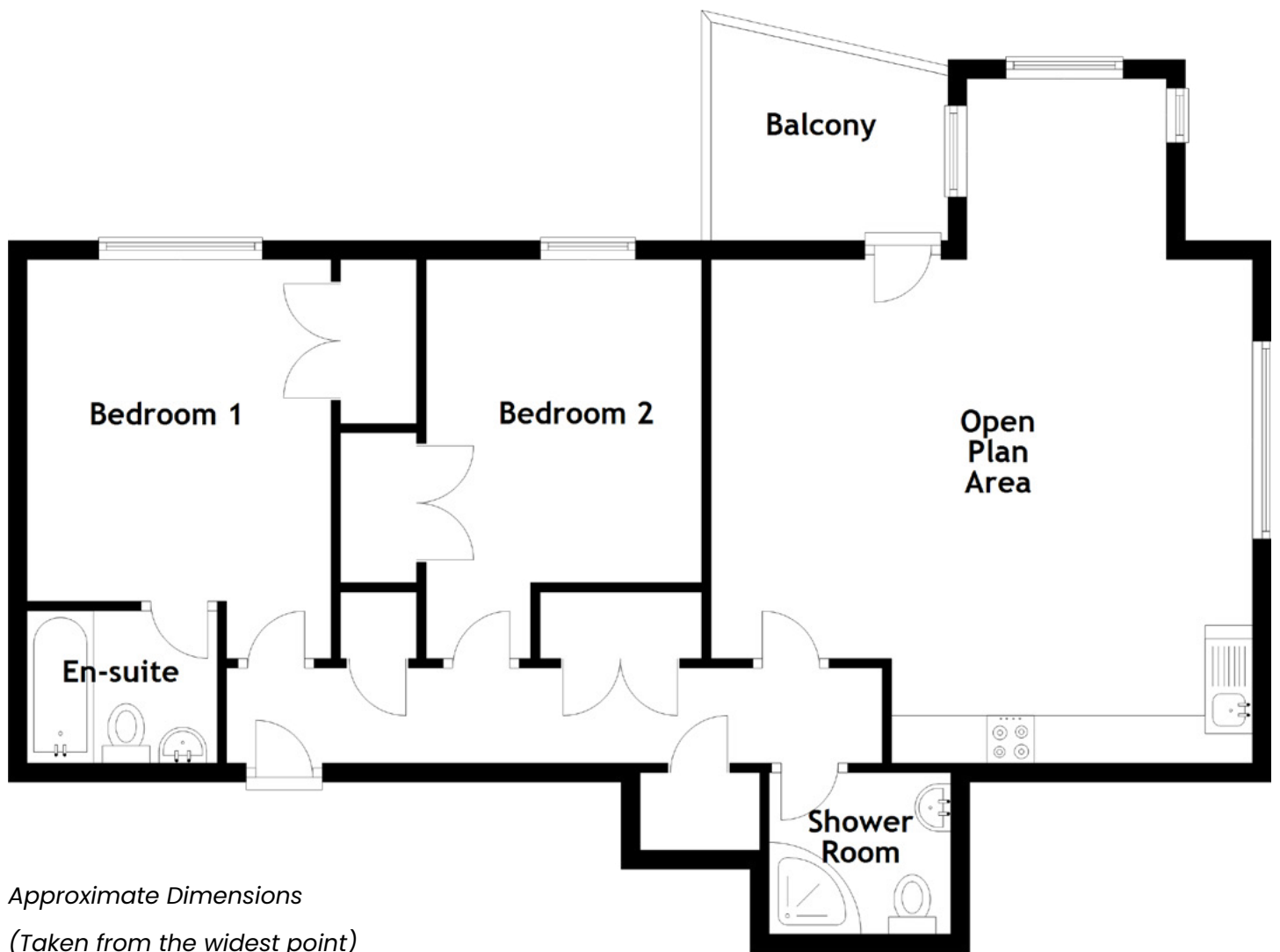
Bedroom 2





Bathrooms





Approximate Dimensions

(Taken from the widest point)

Open Plan Area	7.20m (23'7") x 5.70m (18'8")	Shower Room	1.90m (6'3") x 1.70m (5'7")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")		
En-suite	2.00m (6'7") x 1.70m (5'7")	Gross internal floor area (m ²): 82m ²	
Bedroom 2	3.40m (11'2") x 2.90m (9'6")	EPC Rating: C	

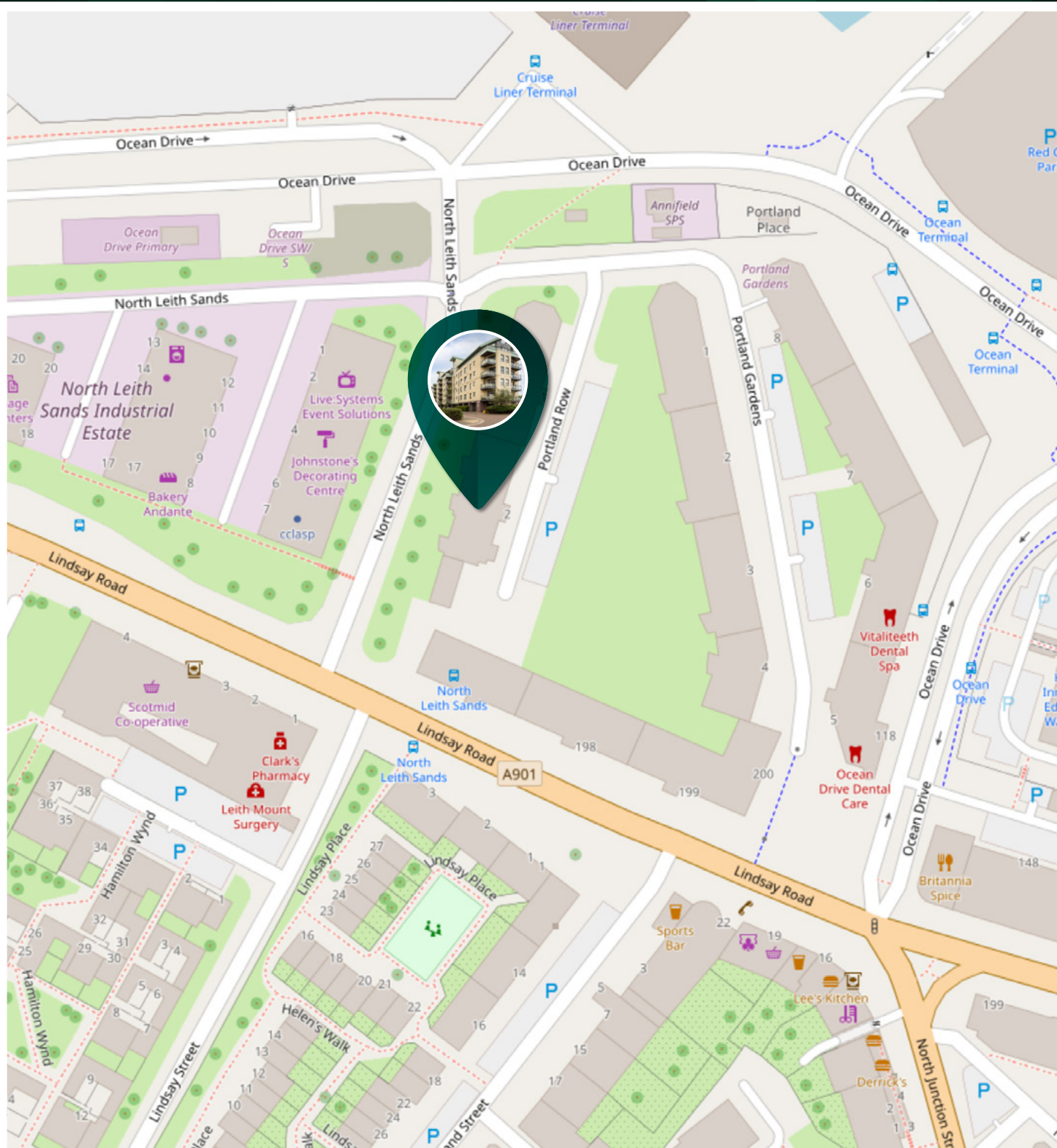




Within a stone's throw distance to Ocean Terminal shopping centre, Portland Row is the ideal location for those seeking a wide range of amenities and transport links on their doorstep. The property is also set within close proximity to The Shore, which is a vibrant cosmopolitan area set around the mouth of the Water of Leith. This offers a unique waterfront setting only a short distance from the city centre. The Shore has been radically transformed into a community of quality apartments and penthouses making it an extremely desirable place to live. Princes Street is located just two and a half miles from Portland Row with excellent bus services running frequently and cycle routes nearby.

There is an extensive choice of quality eateries including Michelin star restaurants and numerous bars and cafes. The extensive Ocean Terminal retail park at Britannia Quay houses a variety of high street stores and a Marks & Spencer's food hall. Fantastic schooling at both nursery and primary level are within walking distance.

The Location



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