



6/24 Portland Gardens Leith, Edinburgh EH6 6NJ



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Property Summary

Set on the fifth floor of a modern lift-served development, this two-bedroom flat features a seating balcony with rooftop views towards Arthur's Seat. The generous home is tastefully presented in a subtle colour palette and includes social open-plan living, two bathrooms, and useful storage. Residents of the development share access to landscaped gardens, plus there is on-site permit parking. It offers a desirable address close to the city's coastline with a fantastic array of amenities and attractions on the doorstep, while local tram and bus links connect to the rest of the capital and its airport, day and night.

A shared lift service takes you to the fifth floor, where the flat opens into a welcoming hall with a store and secure entry system. Rich timber-style flooring adds warmth to the muted décor and flows seamlessly into the adjoining living space. This open-plan area accommodates a kitchen with a breakfasting island, a comfortable seating area, and a bright dining alcove set beside large windows that allow natural light to fill the room. The convivial space continues onto the balcony with room for a bistro table and chairs – perfect for morning coffee or evening drinks on warmer days.

Features

- Envious city location with Arthur's Seat views
- Generous fifth-floor flat in a modern lift-served development
- Tasteful, well-presented interiors
- Secure entry system
- Entrance hall with store
- Bright open-plan living/dining room and integrated kitchen
- Two airy double bedrooms with storage
- Bathroom in the principal suite
- Separate shower room
- Seating balcony accessible from the living area
- Attractive communal gardens
- On-site permit parking available
- Gas central heating and double-glazing





“Generous fifth-floor flat
in a modern lift-served
development”







The wood-toned kitchen is well-appointed with fitted cabinetry and an illuminated workspace, offset by tasteful mosaic tiling and neatly integrated with a fridge freezer, a washing machine, and a dishwasher. A built-in oven and five-ring gas hob, with a chimney-style hood and a stainless-steel splashback, create a stylish focal point.

The flat's two light and airy double bedrooms are plushly carpeted for optimum comfort. They both have fitted wardrobes, and the principal suite includes a bathroom with a shower-over-bath. A separate chicly-tiled shower room is accessible from the hall and completes the interior. Gas central heating and full double glazing keep the property warm and efficient.

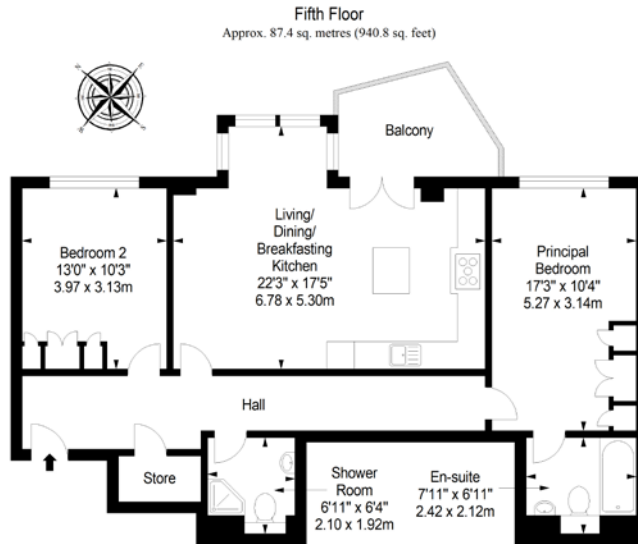
Externally, the maintained grounds include attractive lawned gardens for all residents to enjoy. On-site permit parking is also available.



Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.

Floorplan



Total area: approx. 87.4 sq. metres (940.8 sq. feet)

EPC Rating - B | Council tax band - E | Home report Value - £ 295,000

Extras: The sale includes all fitted floor coverings, light fittings, and integrated appliances.

Factor: There is a factoring agreement in place with Hacking and Paterson for the upkeep of communal areas, presently charged at approximately £115 per month.



Price & Viewings

Please refer to our website
www.watermans.co.uk

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