



6/22 Portland Gardens Newhaven, Edinburgh EH6 6NJ



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Property Summary

Set on the fifth floor of a modern lift-serviced development, this three-bedroom apartment is a beautiful home set close to the harbour in popular Newhaven. It is presented in walk-in condition, boasting large rooms with neutral decoration throughout. It further boasts stylish open-plan living and an integrated kitchen, a private balcony, two shower rooms, and allocated parking.

A secure telephone-entry system and lift service grant access to the apartment, which begins with an inviting hall equipped with built-in storage. The neutral décor and rich wood-toned floor flow from here into the open-plan kitchen, living and dining room, ensuring an elegant aesthetic for new buyers. This large reception area offers plenty of space for relaxing and entertaining, and it is wonderfully lit by a box bay window that makes the most of the property's elevated position.

Features

- Fifth-floor apartment in walk-in condition
- Part of a sought-after modern development
- Harbour setting in popular Newhaven
- Secure telephone-entry system and lift service
- Inviting entrance hall with built-in storage
- Stylish open-plan kitchen/living/dining room
- Private, sheltered balcony with elevated views
- Separate utility room for discreet laundry
- Three large double bedrooms (two with wardrobes)
- Modern three-piece en-suite shower room
- Family shower room with a three-piece suite
- Expansive communal garden that is well kept
- Private allocated residents' parking
- Gas central heating and double glazing





A stylish open-plan kitchen/living/dining room

The kitchen is neatly zoned too, enjoying a popular arrangement of wood-toned cabinets and stone-inspired worktops, which are framed by mosaic splashbacks. The attractive design is further complemented by under-unit lighting for ambient moods and integrated appliances for a streamlined finish (gas hob, extractor hood, double oven, dishwasher, and fridge/freezer). From here, French doors also open out onto a private balcony, providing a sheltered space from which to admire the elevated views. A separate utility room supplements the kitchen as well, offering a discreet setting for laundry.



“Three large double
bedrooms (two with
wardrobes)”







Three large double bedrooms (two with wardrobes)

Located throughout the home are three airy double bedrooms, which maintain the high-quality neutral décor. Each room is also laid with easy-to-maintain flooring. In addition, the principal and second bedrooms come equipped with generous built-in wardrobe storage for convenience. Adding another layer of luxury, the principal bedroom also boasts a modern en-suite shower room enveloped by marble-inspired tiles. The family shower room, finished with mosaic tiling, has a similar three-piece suite, incorporating a hidden-cistern toilet, a half-pedestal washbasin, and a step-in shower cubicle. Gas central heating and double glazing ensure year-round comfort.

Externally, there is an expansive communal garden laid with a manicured lawn that is framed by mature plants and trees. Complete with seating areas, it is perfect for relaxing and socialising in the sun. The development also provides private allocated residents' parking.

Factor: the development is factored by Hacking & Paterson for an approximate fee of £100 per month. This cost covers the upkeep of the communal areas and block buildings insurance.





“Family shower room with
a three-piece suite and an
expansive communal garden”





Newhaven

Lying approximately two miles northeast of Edinburgh city centre, and nestled between Trinity and Leith, is the desirable district of Newhaven. Situated on the Firth of Forth, this historic district was once a thriving fishing village and harbour and is now earmarked as one of the city's conservation areas. Newhaven has developed greatly in recent years and offers residents an excellent range of local amenities, including a 24-hour ASDA superstore and Ocean Terminal, which is home to high-street stores and restaurants, a multi-screen cinema, and a 24-hour gym. Neighbouring Leith also offers a wide range of shops, bars, and restaurants. For sports and fitness enthusiasts, Newhaven certainly delivers, with extensive facilities at the David Lloyd Gym and Club and a fantastic indoor climbing centre at Alien Rock. For a more relaxing option, Newhaven's waterfront forms part of the Edinburgh promenade, which extends along Granton towards Cramond Beach. Schooling options with Newhaven's catchment area include Victoria Primary School and the Trinity Academy. The area benefits from excellent public transport links, including the tramline, which terminates in Newhaven and provides direct links to the airport via the city centre. For those wishing to travel further afield, Newhaven's northerly position enables easy access to the Queensferry Crossing and Edinburgh City Bypass, as well as Edinburgh Airport and the motorway network.



Floorplan



EPC Rating - B | Council Tax Band - F | Home Report Value - £320,000

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and an undercounter washing machine to be included in the sale.



Price & Viewings

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