



**4/5 Portland Terrace, Leith,
Edinburgh, EH6 6JZ**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

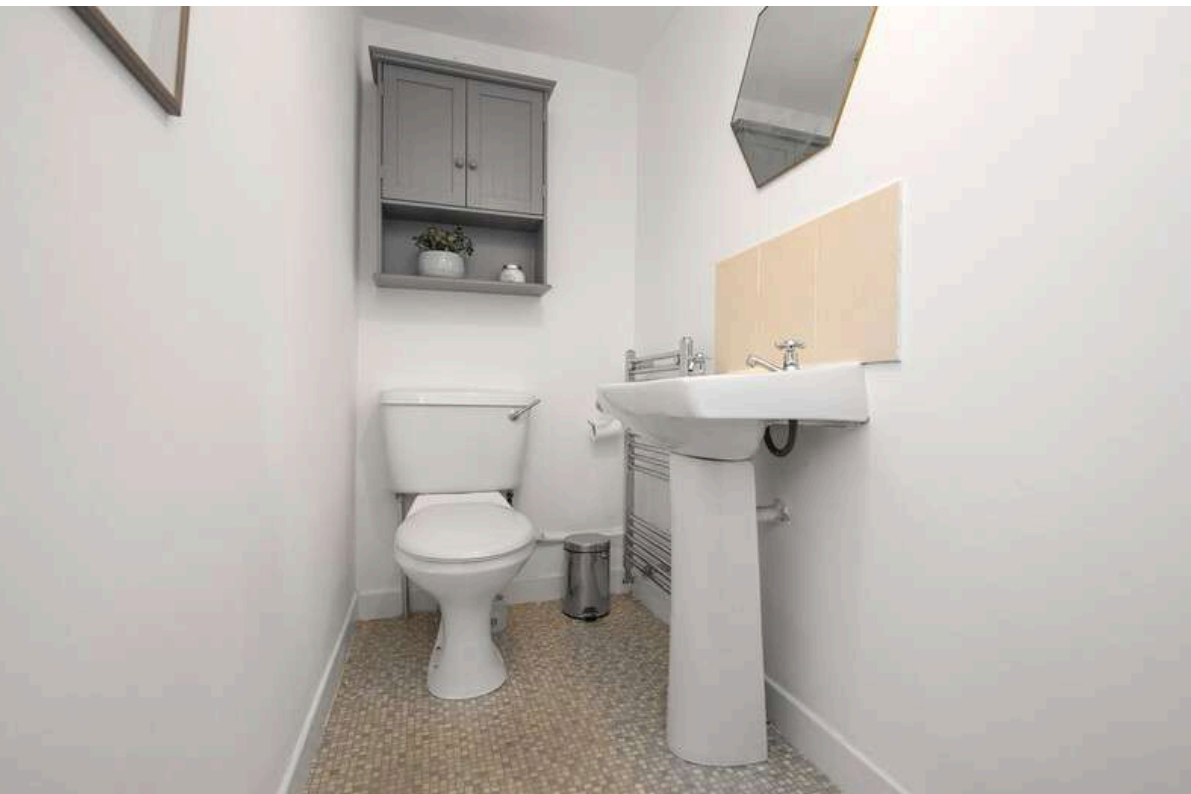
ONE BEDROOM, TOP FLOOR FLAT



This attractive, one-bedroom, top floor flat has a fantastic location in the popular Leith district in Edinburgh, close to excellent local amenities, a stone's throw from the Tram, Ocean Terminal and The Shore, as well as local shops and cafes. The property has an attractive, elevated, communal entrance courtyard. The flat has been recently decorated in neutral tones. The accommodation consists of a hall with good storage and access to attic storage, which houses the boiler, a lovely, bright dining/living room with a nice outlook. There is a fitted kitchen, with modern units, complementary worktops and appliances, a bedroom, with sky light, a w.c. (with access to further attic storage) and a separate shower room. There is a shared, paved, garden to the rear. This is an ideal property for a first-time buyer or an investment opportunity.

- Communal stair with entry phone
- Hall with storage and access to attic storage
- Dining/living room
- Kitchen
- Bedroom
- W.C. with access to second attic storage
- Shower room
- Gas central heating
- Communal rear garden
- Communal entrance courtyard





LEITH

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. 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.



Extras

All fitted carpets, floor coverings, curtains, light fittings, oven, hob, washing machine, fridge and double bed (lifts up to provide storage) are included in the sale (no warranties given). Furniture available by separate negotiation.

Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

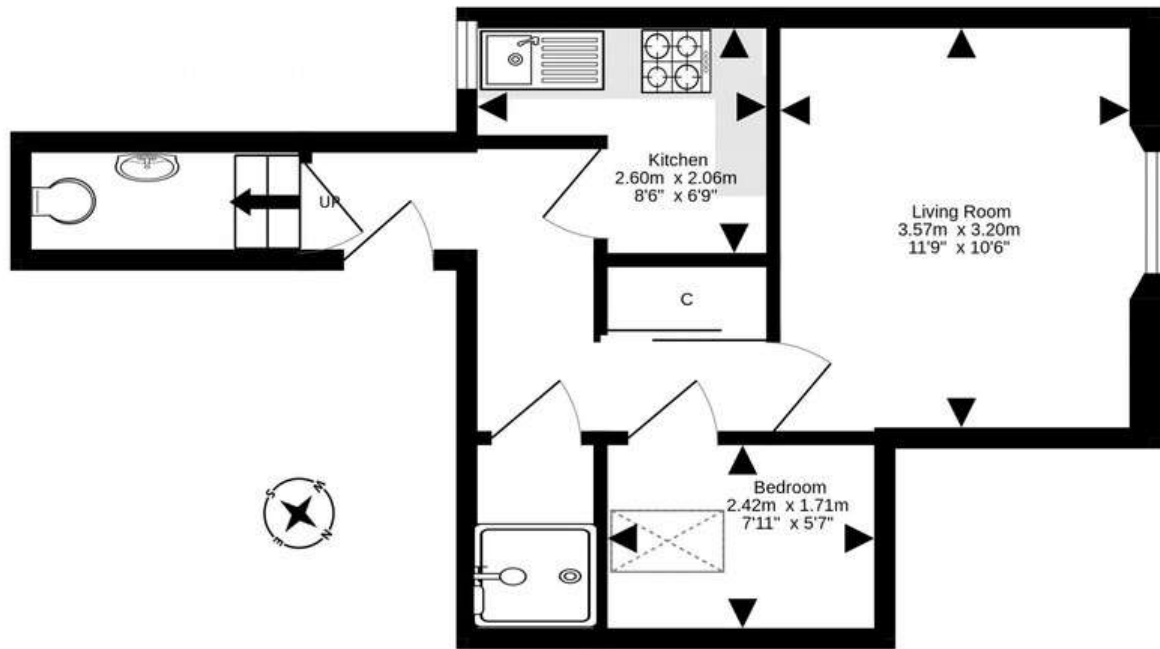
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Home Report Valuation

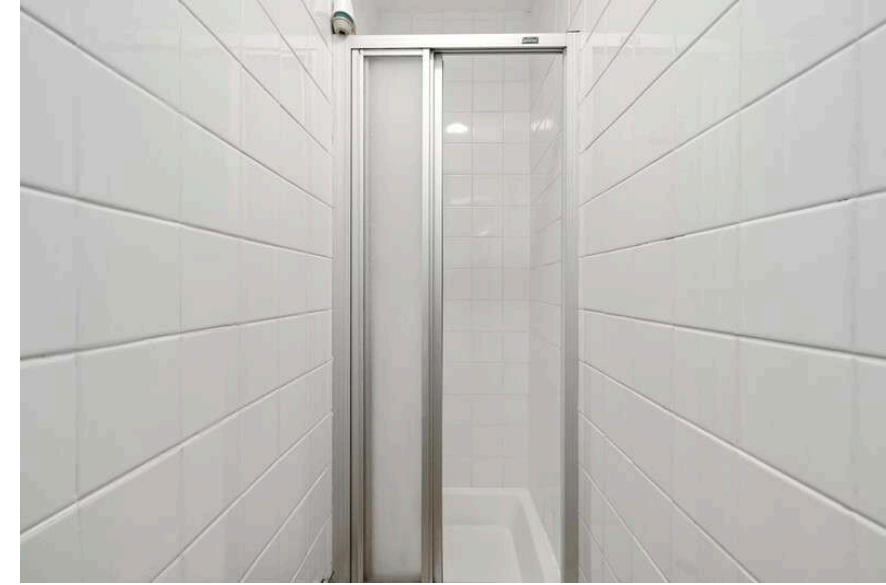
£135,000

EPC Rating

D



TOTAL FLOOR AREA : 30.6 sq.m. (329 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
 e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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