



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**97/3 Portland Street**

Leith, Edinburgh, EH6 4AY

# 97/3 Portland Street

This second-floor flat is a spacious three-bedroom residence set within a traditional C-listed Georgian building (circa 1840). It is finished to high standards throughout, offering large rooms with modern décor and quality fixtures and fittings. Furthermore, the home is enviably located in the Leith conservation area, close to idyllic green spaces, fantastic amenities, the award-winning restaurants of The Shore, and regular bus and tram links for a swift commute into the city centre. It is also within the catchment area of well-regarded schools.

Reached via a secure shared entrance and stairwell, the flat's front door opens into a central hall leading to all accommodation. It provides a warm welcome and a built-in cupboard too, before leading into the sitting room. Here, soothing neutral décor and varnished wooden floorboards create an elegant aesthetic that draws attention to the period details, from the ornate cornicing, to the picture rail, and handsome feature fireplace. The room is bright, airy, and perfect for everyday use. It is completed by a shelved recess for books and display items. The dining kitchen is on the opposite side of the hall, sporting a Shaker-inspired design and an on-trend colour palette. It offers generous cabinet storage and marble-inspired worktops, backed by metro-style splashback tiles. In addition, it enjoys a large pantry cupboard and spacious dimensions to accommodate a table and chairs for lively dinner parties. A gas range cooker and dishwasher are integrated, and an American-style fridge/freezer and an undercounter washing machine are also included.

- A beautiful second-floor flat
- Part of a C-listed Georgian building
- In the Leith conservation area
- Modern décor throughout
- Quality fixtures and fittings
- Well-retained period features
- Central hall with a cupboard
- Spacious sitting room
- Shaker-inspired dining kitchen with a pantry
- Three double bedrooms
- Stylish four-piece bathroom
- Lawned communal garden
- Controlled permit parking (Zone N8)
- Gas central heating with TADO Smart Heating Control
- Single and double-glazed sash windows
- EPC Rating - C | Council Tax Band - D

Part of a  
C-listed  
Georgian  
building with  
well-retained  
period  
features







Modern décor throughout  
with a spacious sitting  
room and shaker-inspired  
dining kitchen







Located throughout the flat, the three double bedrooms all enjoy neutral décor and well-maintained wooden floorboards, providing ample floorspace for bedside furnishings. The principal and second bedrooms also have feature fireplaces; plus, the second bedroom has a built-in storage cupboard. Bedroom three is fitted with a wardrobe and desk and a mezzanine-style cabin bed to increase the useable floorspace. Completing the accommodation is a stylish bathroom, equipped with a four-piece suite. It is comprised of a toilet, a storage-set washbasin, a double-ended bathtub, and a walk-in shower cubicle with a rainfall shower. Gas central heating ensures year-round comfort, with TADO Smart Heating Control allowing the temperature of each room to be individually (and remotely) controlled. The sash windows have single glazing to the front and double glazing to the rear (recently installed in 2022). Many of the windows also have working shutters.

Outside, there is a communal garden that is mostly laid to lawn, including a shared drying area. Controlled parking is also available with a residents' permit (Zone N8).

Extras: all fitted floor and window coverings, light fittings, an integrated range cooker, a fridge/freezer, and a washing machine to be included in the sale.



## Leith

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. In addition, a tram link along Constitution Street provides the area with a direct commute through the city centre to the airport. The school catchment area is for Trinity Primary School and Holy Cross RC Primary School, and Trinity Academy and St Thomas of Aquin's RC High School.

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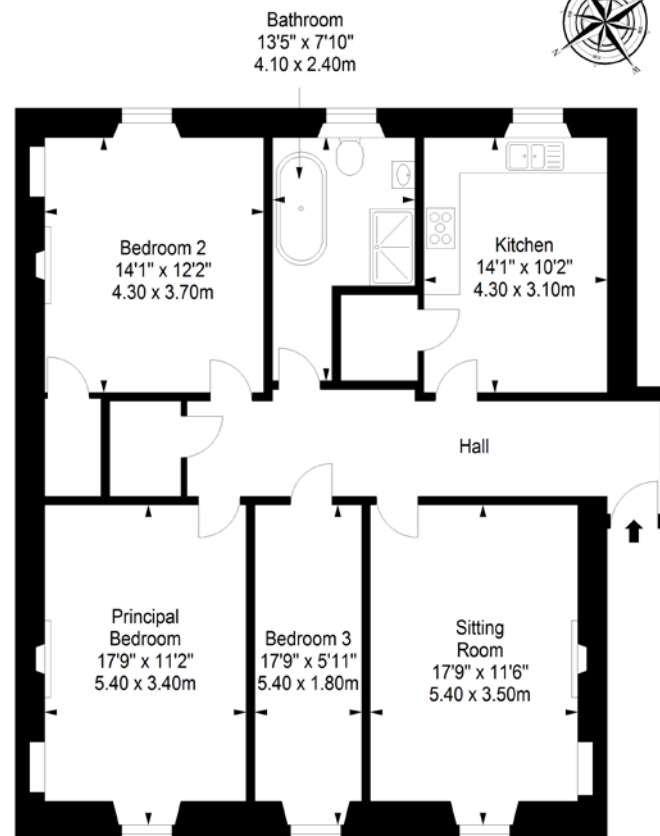
 **CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Second Floor**  
Approx. 111.2 sq. metres (1197.0 sq. feet)



Total area: approx. 111.2 sq. metres (1197.0 sq. feet)