









Offers Over
£230,000

16/6 Portland Place

Leith | Edinburgh | EH6 6LA

This spacious and bright third floor flat which has recently been renovated and presented to the market in true move-in condition, is situated within the high amenity district of Leith, within easy reach of the City Centre and excellent transport links including the tram link which is only a short walk away. The accommodation would make an ideal purchase for the young professionals and early viewing is highly recommended.

-  3 bedrooms
-  1 public rooms
-  1 shower room
-  Permit/metered parking
-  EPC rating - D
-  Council tax band - B



Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned lounge/ dining, stunning fitted kitchen, light and airy principal bedroom with fitted storage, two further well proportioned bedrooms and modern shower room.



Extras

All fitted floor coverings will be included in the sale together with the integrated fridge/freezer, integrated oven/hob and integrated washing machine.

Parking

Metered/permit parking can be found within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).

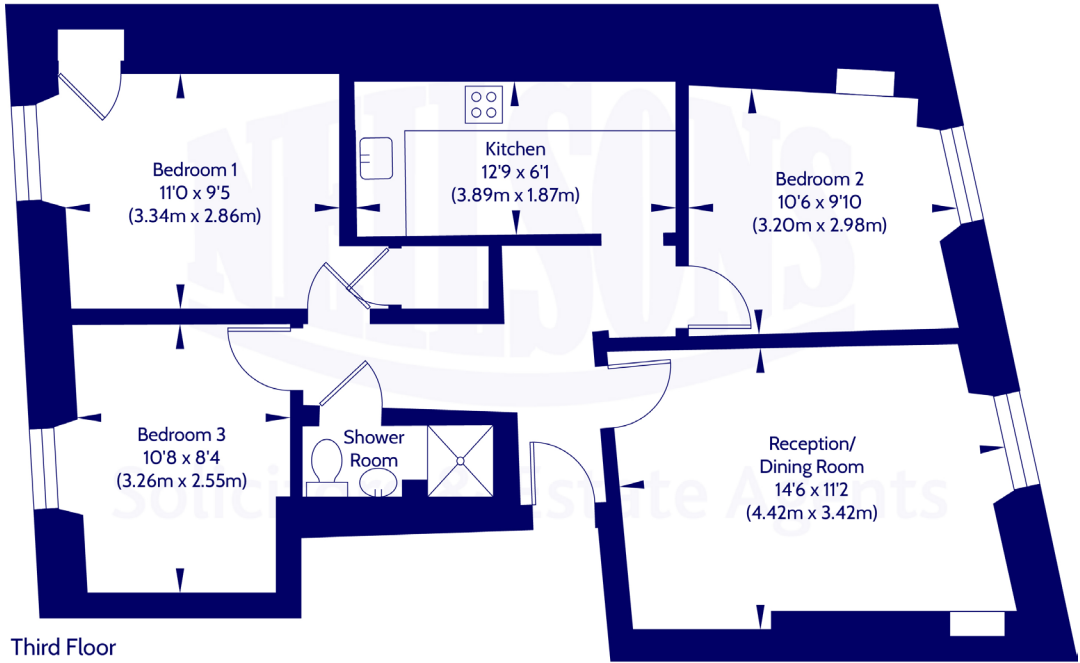




Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants together with Ocean Terminal. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.

Approx. Gross Internal Floor Area 65.68 Sq M / 707 Sq Ft.



Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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