



2/11 Portland Row, Britannia Quay  
The Shore, EH6 6NH



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# 2/11

Portland Row, Britannia Quay

Attractively presented, well proportioned yet easily manageable Third Floor Flat which forms part of this exclusive modern residential development in the highly regarded Shore district of Leith.

- Well proportioned 3rd floor flat
- Balcony with sea view
- Modern residential development
- Landscaped communal grounds
- Secure underground parking space
- Gas central heating and double glazing
- Secure entryphone system
- Entrance hall
- Open plan lounge/kitchen
- Two double bedrooms (one with en suite)
- Family bathroom



Home Report: £285,000

EPC Rating: B

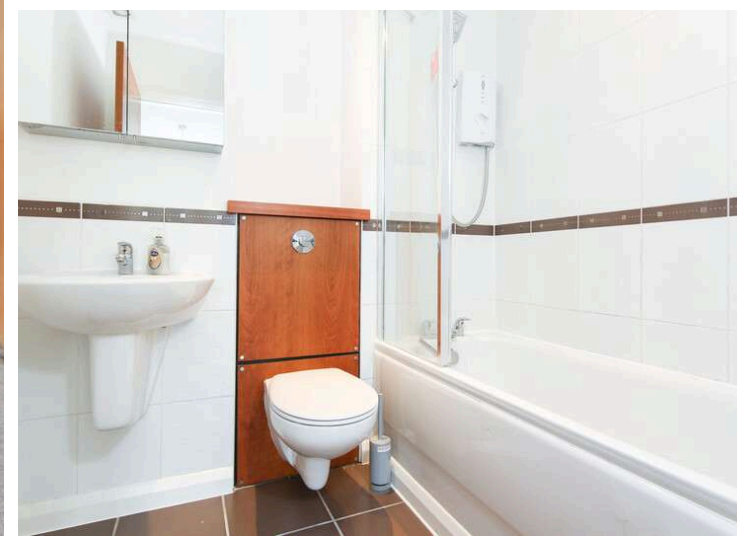
The flat is entered off a well kept common stairway with secure entry and passenger lift and comprises reception hall, spacious open plan lounge/dining room/fully fitted kitchen with sunny dual aspect & French door to a private balcony with sea views, master bedroom en-suite, second double bedroom with built-in wardrobes and bathroom with electric shower. The property also benefits from gas central heating and double glazing.

The development is set within well maintained areas of landscaped shared garden ground and an allocated space forms part of the secure underground residents car park.

In summary, it is anticipated that this home will prove to be of particular interest to perhaps the first time buyer, professional couple or investor and early viewing is highly recommended to fully appreciate what is on offer.

Extras - to include all integrated kitchen appliances (oven, hob, fridge/freezer, dishwasher and washing machine) carpets, flooring and window blinds.

Factor - The development is managed by Hacking & Patterson at a monthly fee of around £120. This cost includes buildings insurance and maintenance of communal areas.

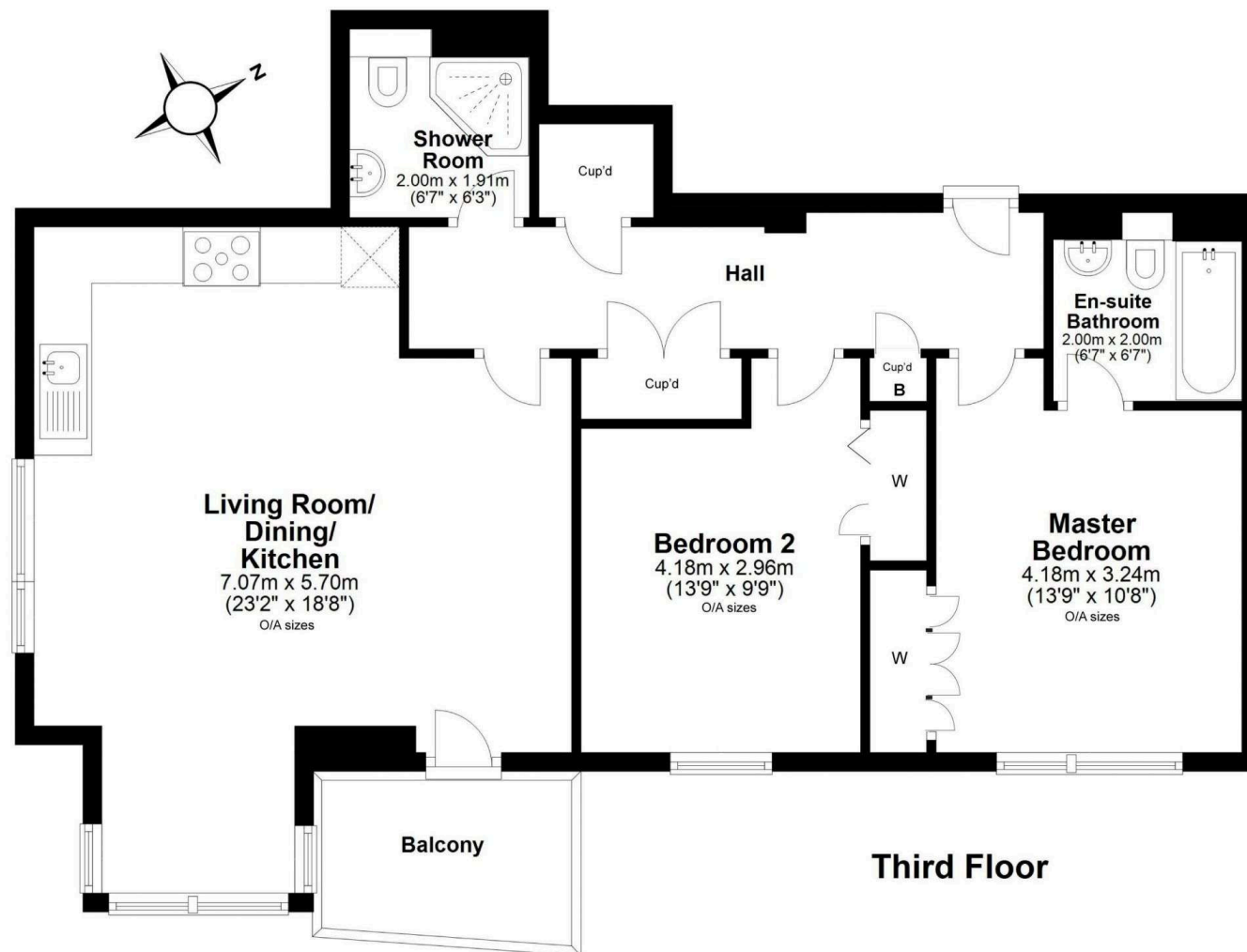


Approximately two miles north of Edinburgh city centre, the Shore was once a thriving port at the heart of the capital's maritime industry. The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital.

The Shore is renowned for its buzzing arts and social scene, with galleries and boutiques, trendy bars and award-winning eateries. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce.

The Shore is served by an excellent range of local services and amenities, particularly at the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities.

The property enjoys fantastic public transport links including easy access to the tramline and bus services running day and night to the city centre. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.



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