



GILSON GRAY

LAW • PROPERTY • FINANCE

5/4 PORTLAND GARDENS

The Shore, Edinburgh, EH6 6NQ



Forming part of a modern development in the city's exclusive Shore district, this three-bedroom, two-bathroom first-floor flat is brought to market in a true move-in condition, modern fixtures and fittings and a tasteful palette of décor throughout. The flat and its location are sure to appeal to a wide demographic, with the Shore's eclectic array of eateries, coffee shops, and bars on the doorstep, and other amenities within easy reach, including shops, schools, and transport links, as well as scenic outdoor spaces – the waterfront and the Water of Leith walkway are nearby.

Extras: Integrated kitchen appliances comprising a double oven, gas hob, extractor hood, fridge/freezer, dishwasher and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- First-floor flat in a modern development in The Shore
- Well-presented, modern interiors
- Secure shared entrance and lift service
- Welcoming hallway with built-in storage
- Generous, triple-aspect kitchen, living, and dining room
- Modern, fully integrated kitchen design with separate utility room
- Three double bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Secure underground parking with allocated space







"THIS THREE-BEDROOM,
TWO-BATHROOM FLAT IS
PRESENTED IN A TRUE MOVE-
IN CONDITION AND IS SURE
TO APPEAL TO A WEALTH
OF BUYERS."





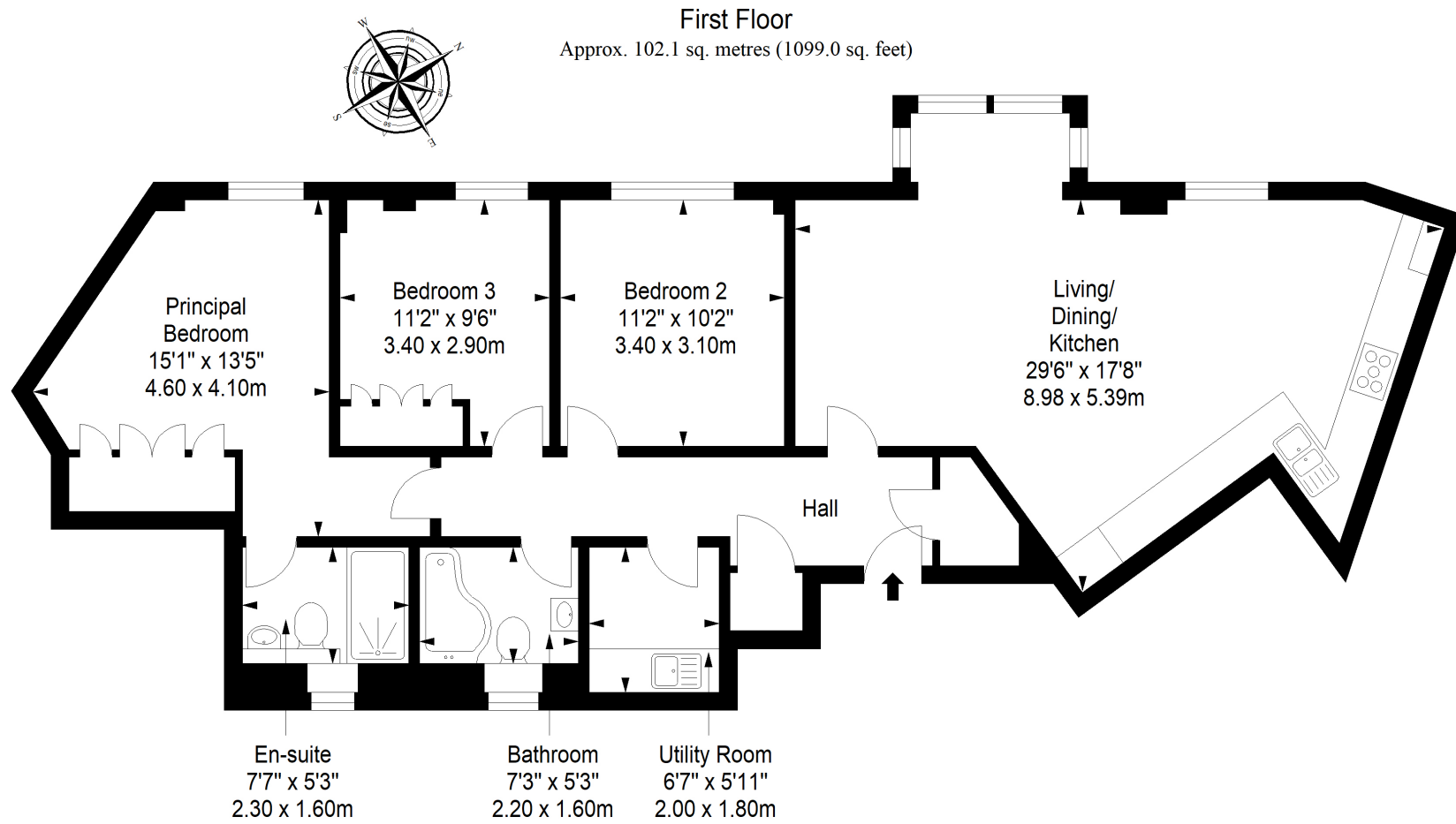
EPC RATING:

B

COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
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0131 516 5366



GLASGOW

160 West George Street
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0141 530 2021



EAST LOTHIAN

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01620 893 481



DUNDEE

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BORDERS

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