



## 3/28 Portland Gardens

Leith, Edinburgh, EH6 6NY

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Benefiting from versatile neutral décor and a seating balcony with Arthur's Seat views, this modern one-bedroom apartment lies on the seventh floor of an exclusive dockside development offering its residents shared access to a convenient lift service and well-maintained gardens. There is also secure underground parking with a space allocated to the property. This desirable city location offers shopping and attractions on the doorstep and close by, as well as bus and tram links connecting to the rest of the city day and night.

Behind the front door is an airy entrance hall featuring a secure entry system, built-in storage, and honey-coloured flooring that flows through much of the home, adding warmth to the minimalist finish. The hall leads into an open-plan kitchen and living area, the latter offering a flexible footprint for seating and extended by a sunny box window. The stylish walnut-toned kitchen is fully integrated for a neat aesthetic and incorporates a seating peninsula for casual dining. Provided appliances comprise an oven and hob with a statement chimney-style hood, a dishwasher, a fridge freezer, and a washing machine. Leading off this social open-plan space is a large seating balcony – a delightful spot to relax on warmer evenings and take in the stunning views towards Arthur's Seat. Also found within the apartment is a generous double bedroom supplemented by fitted wardrobes and a tiled bathroom with a shower-over-bath. The property is kept warm and efficient by gas central heating and full double-glazing.

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## Features

- Prime city location offering Arthur's Seat views
- Exclusive dockside development
- Seventh-floor apartment with neutral décor
- Secure entry and shared lift service
- Entrance hall with storage
- Open-plan living room and integrated breakfasting kitchen
- One spacious double bedroom with fitted wardrobes
- Bathroom with shower-over-bath
- Seating balcony accessible from the living room
- Generous communal gardens
- Allocated secure parking
- Gas central heating and double glazing
- EPC Rating - B





“Prime city location offering Arthur’s  
Seat views and an open-plan  
living room and integrated  
breakfasting kitchen”







Externally, the development is hugged by landscaped communal gardens boasting neatly tended lawns and planting, plus pleasant seating areas. There is also a secure underground parking space for the property.

Extras: Included in the sale are all blinds, flooring coverings, fixed light fittings, hall and bedroom mirrors, bathroom mirrored cabinet, and integrated kitchen appliances. The living room sofa and TV stand, and the double bed are available by separate negotiation.

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## 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 covers early years, primary, and secondary education.

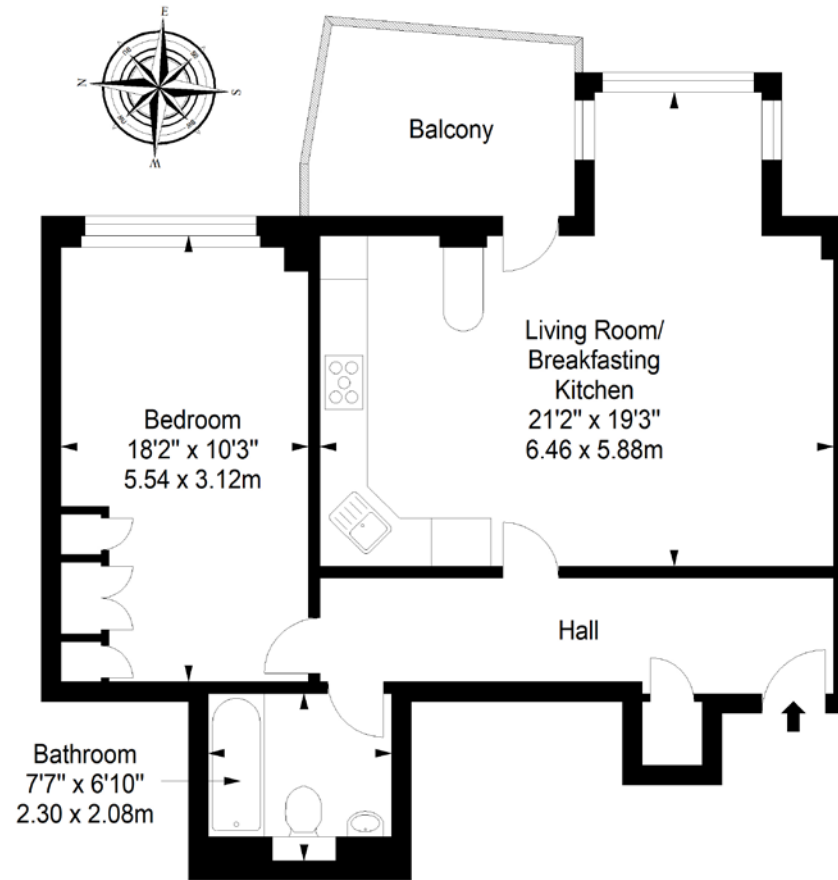




# Floorplan

## Seventh Floor

Approx. 63.8 sq. metres (686.8 sq. feet)



Total area: approx. 63.8 sq. metres (686.8 sq. feet)

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