



Solicitors & Estate Agents











Offers Over

£275,000

2/13 Portland Gardens

The Shore | Edinburgh | EH6 6NA

Neilsons are delighted to present this fantastic two bedroom fourth floor flat pleasantly situated within a modern residential development in the ever-popular Shore district. Close to a host of excellent local amenities and commuting links, including the nearby tram stop, the property is well-suited to a variety of purchasers including professionals.

-  2 beds
-  1 public
-  2 bathrooms
-  Communal gardens
-  Allocated parking space
-  Communal passenger lift
-  EPC Band - B
-  Council Tax Band - E



Description

Internally, the property is offered to market in true move-in condition while briefly comprising of; welcoming entrance hallway with useful storage provisions, bright and spacious lounge/kitchen/diner with a range of integrated white goods, tiling in splash areas, under-unit lighting and a generous balcony with lovely views of both Arthur's Seat and The Firth of Forth, large principal double bedroom with fitted wardrobes and ample room for different configurations, partially-tiled en-suite bathroom with an over-bath shower and heated towel rail, second sizeable double bedroom with integrated wardrobes, and a partially-tiled shower room with a corner cubicle and heated towel rail.

Further benefits include a secure door entry system, communal passenger lift, gas central heating and double glazing throughout.

Factor fees are payable of approximately £150 per calendar month.



Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There are well-tended communal garden grounds for residents to enjoy. The gardens feature large lawn areas, communal seating and perfectly maintained trees and plants. For the car owner, there is an allocated parking space within the secure underground parking lot.

Viewing

By appointment through Neilsons 0131 625 2222.





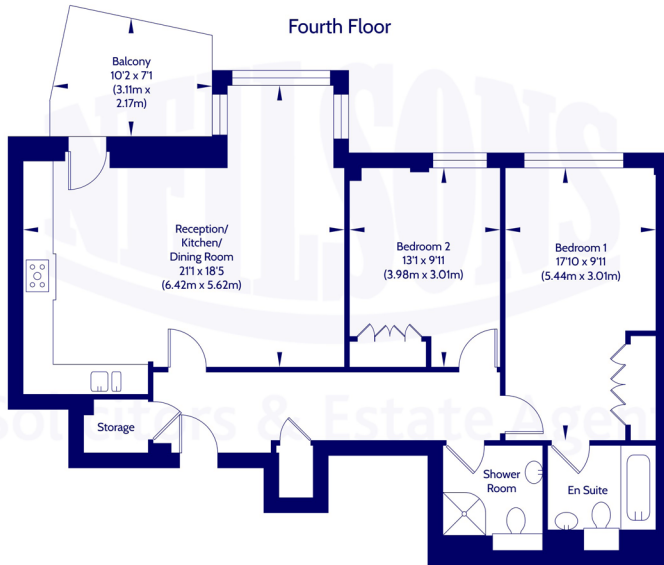
Location

The property is situated within the cosmopolitan Shore area of Edinburgh which offers a superb array of bars and world class restaurants as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas and many of the Capital's renowned restaurants, bars, art galleries and attractions are close at hand. There are a fantastic range of leisure opportunities in the surrounding area including Leith Links, The Water of Leith Walkway, Holyrood Park, Arthur Seat and Craigenfinny golf course. 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 Scotland's main motorway network.





Approx. Gross Internal Floor Area 82.73 Sq M / 891 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

