



2/12 Portland Gardens

THE SHORE | EDINBURGH | EH6 6NA



MURRAY
BEITH
MURRAY





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2/12 Portland Gardens is a charming and spacious flat within a modern development with lift access and allocated parking within the gated under-croft garage. The property benefits from being located close to an excellent range of local amenities and within an easy commute to the city centre.

Entrance hall with storage cupboard; open plan living room with balcony; fitted kitchen with integrated appliances; double bedroom with built-in wardrobes; bathroom with white 3-piece suite comprising WC, wash hand basin and bath with shower over.

Allocated parking space within the gated under croft parking. Permit parking and metered parking within the development.

Gas Central Heating. Double Glazing.

All furniture, fixtures and fittings are included in the sale, and whilst believed to be in working order no warranties will be given and are sold as seen. The integrated fridge freezer, cooker with double oven and 5-ring gas hob, integrated dishwasher and integrated washing machine are all included in the sale.

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

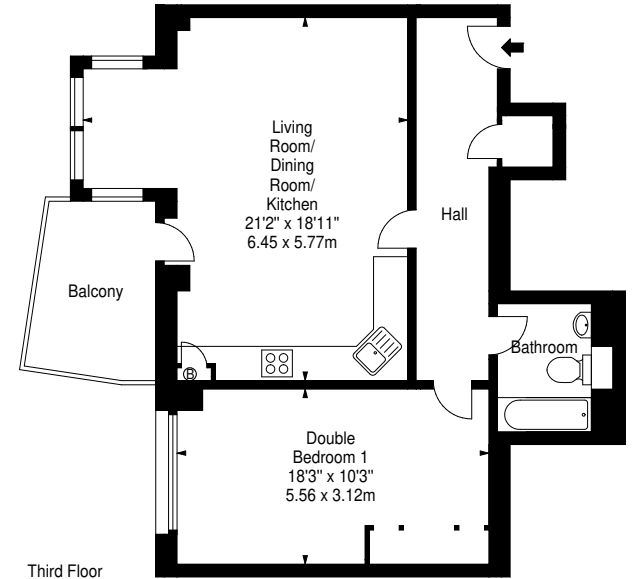
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All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Approx. Gross Internal Area
693 Sq Ft - 64.38 Sq M
For identification only. Not to scale.
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Third Floor



Location

The buzzy port neighbourhood of The Shore has become a vibrant hub for artisans and entrepreneurs alike. Fast developing its own identity, the area features a great selection of recreational facilities including Ocean Terminal with its multi-screen cinema and wide range of boutique and high street shops, the Royal Yacht Britannia and a David Lloyd Centre to name but a few. For one of the best dining experiences in Edinburgh The Shore has a wide range of fashionable cocktail bars, Michelin star restaurants, trendy bistros and coffee houses, and is an ideal place to socialise. The famous Water of Leith features a beautiful and quiet walkway running from Leith to Balerno. Public transport is extremely well-catered for with numerous buses running from Ocean Terminal to all parts of the city and tram stops at Ocean Terminal and Newhaven. Access to the city bypass and the road network of central Scotland is also easily achieved via the A1. The property is also conveniently located for Leith School of Art and there are both primary and secondary schools nearby.