



17/5 Portland Street

Leith, Edinburgh, EH6 4SX

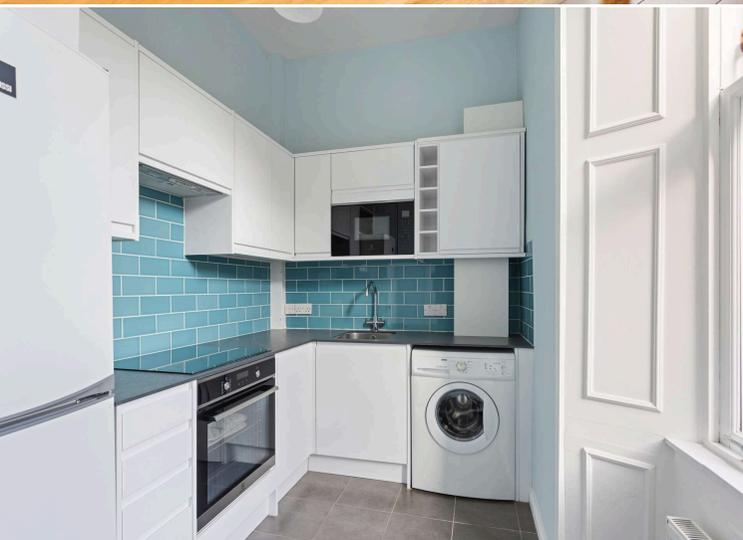


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1 bedroom top floor flat, in the popular Leith area ideal for a first time buyer.

- Sitting room
- Kitchen
- Double bedroom
- Bathroom & separate WC
- Bright & well proportioned
- Excellent location close to amenities
- Ideal for a first time buyer
- Secure entryphone system
- Communal rear garden
- Gas central heating & double glazing



Offers Over: £170,000

EPC Rating: C

Council Tax: A

Tenure: Freehold

Further information can be found in the home report.

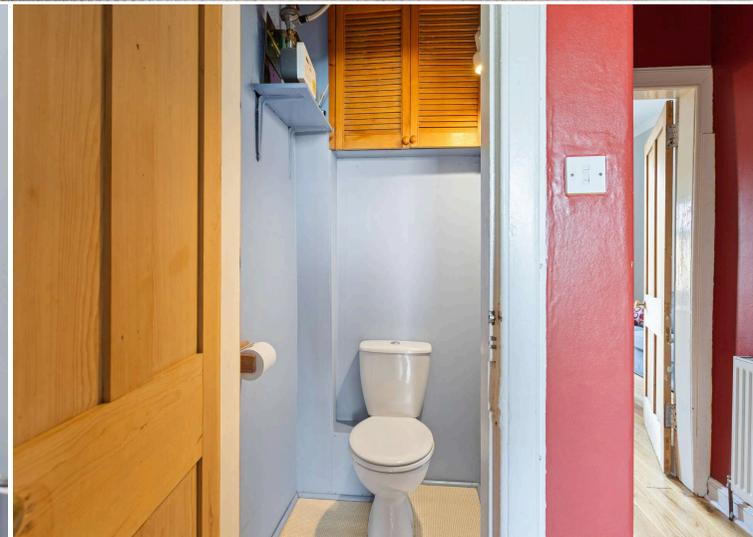
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About the Property

Located in the popular Leith area in the north east of the city, this 1 bedroom top floor flat offers a well presented home ideal for a first time buyer. Internally the property is bright & well proportioned further benefitting from gas central heating, double glazing and a secure entryphone system.

Extras

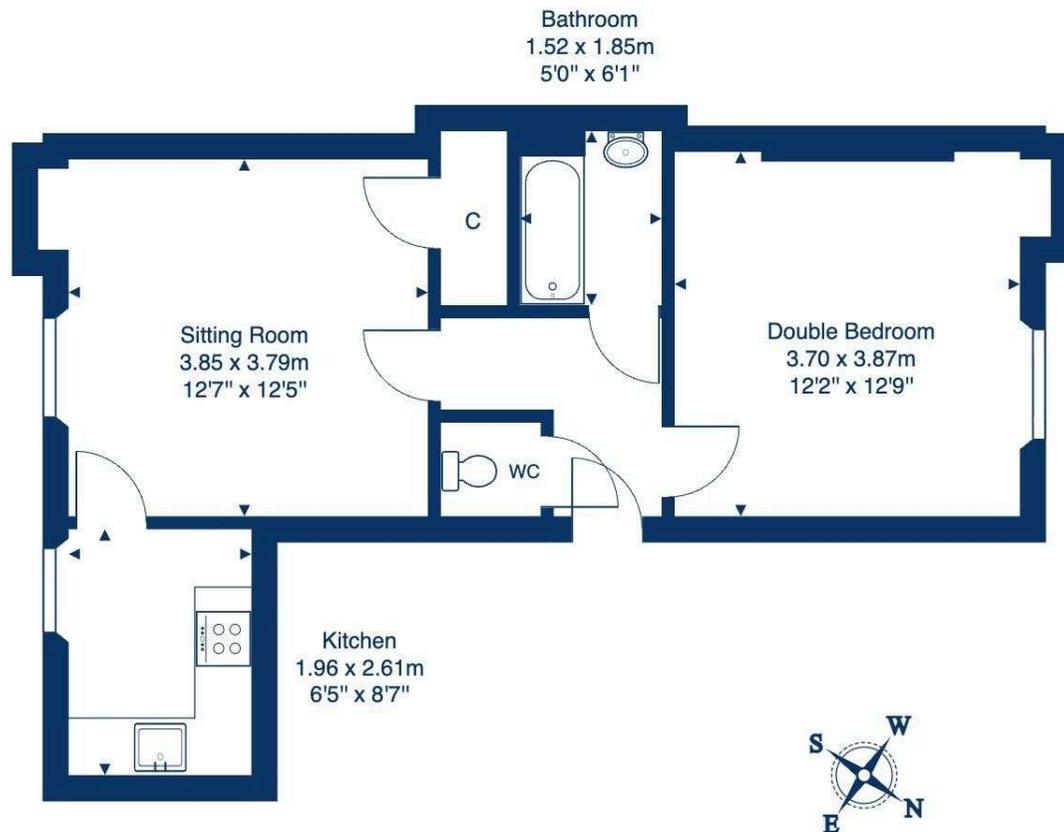
To include all fitted carpets, floor coverings, curtains, curtain poles & blinds, oven, hob, fridge/freezer, washing machine & integrated microwave. Additional items can be included subject to separate negotiation.



Location

Leith is a buzzing port district, just two miles northeast of the city centre. This historic and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area and further amenities are easily accessible at Ocean Terminal shopping centre, with a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. An efficient bus and tram service run to and from the city centre and there are good road links to all major motorway networks. The Edinburgh tram line provides a direct connection through the city centre to Edinburgh airport.

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Second Floor

Total Area: 45.6 m² ... 491 ft²

All measurements are approximate and for display purposes only.



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