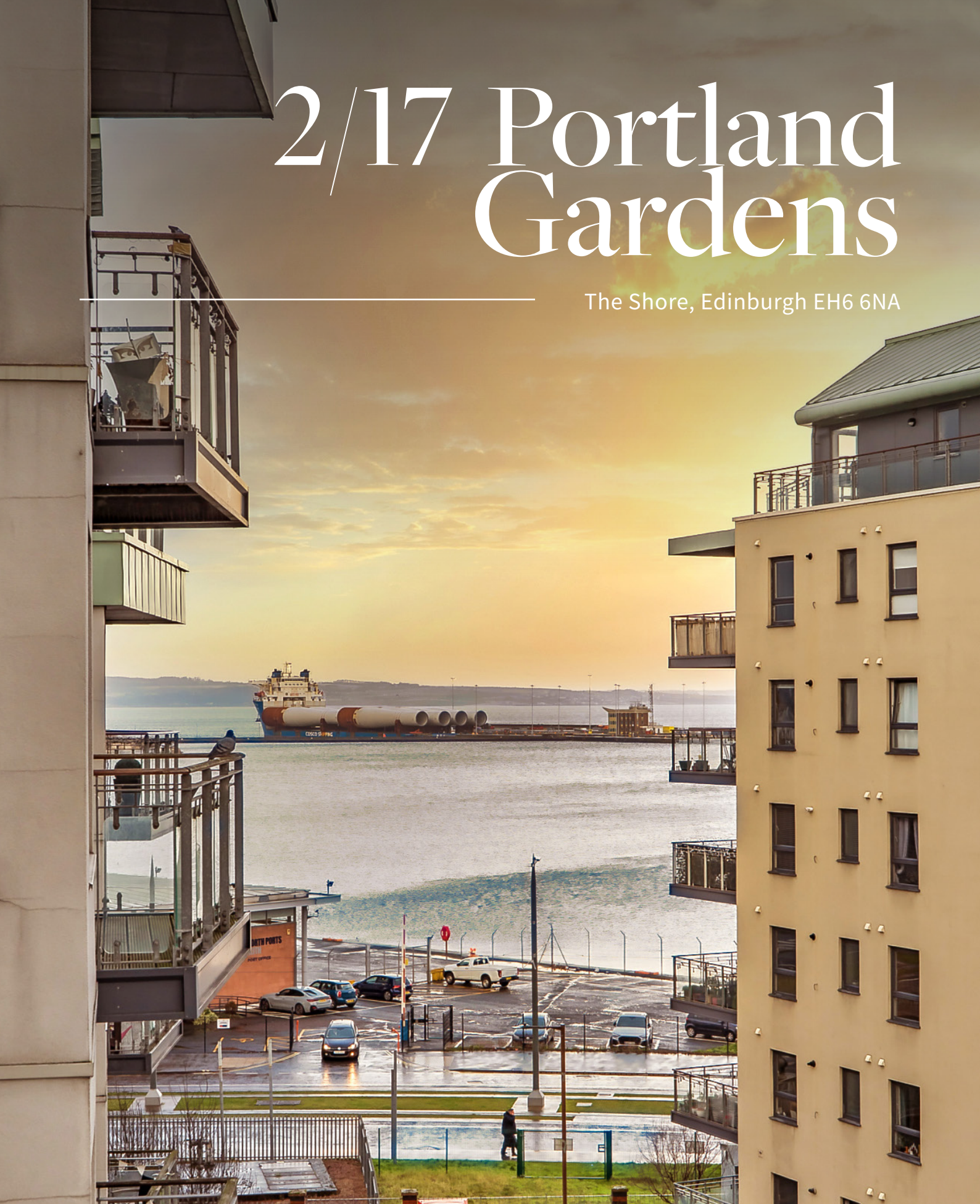


2/17 Portland Gardens

The Shore, Edinburgh EH6 6NA



RALPH SAYER
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A fifth-floor

modern apartment

Welcome to a modern two-bedroom fifth-floor apartment which is presented in move-in condition, offering beautiful neutral interiors, secure allocated parking, and a highly desirable location as part of a harbourside development in The Shore.

General Features

- A fifth-floor apartment in move-in condition
- Part of a much sought-after modern development
- Set near the harbour in the fashionable Shore area
- Neutral interior design and high-quality finishings

Accommodation Features

- Secure entry-system and lift service to all floors
- Entrance hall with two built-in cupboards
- Open-plan kitchen/living/dining room with:
 - Box bay window for a flood of natural light
 - Generously appointed integrated kitchen
 - Private balcony with inspiring harbour views
- Two double bedrooms with built-in wardrobes
- Modern 3pc en-suite bathroom with over-bath shower
- Matching family shower room with a 3pc suite
- Gas central heating and double-glazed windows

Exterior Features

- Allocated parking space in secure underground carpark
- Professionally landscaped communal garden

Set near the harbour, this fifth-floor apartment is an exceptional city home that forms part of a sought-after modern development in Edinburgh's prestigious Shore area. It features sociable open-plan living with a generously appointed kitchen, two large double bedrooms with superb storage, and a high-quality ensuite and family shower room. Furthermore, it boasts a lovely private balcony that offers views of the Firth of Forth. An impressive communal garden adds further desirability, along with secure private parking in

an underground carpark. Unsurprisingly, its location is a huge draw as well, especially with professionals looking to be within easy reach of the city centre. A wide range of amenities are just moments away, along with a nearby tramline that connects to Princes Street and the airport. Award-winning restaurants and popular bars and cafes are also a mere stroll away.



2/17 Portland
Gardens

Lovely

first impression to
set the standards

The apartment is reached via a secure entry system and a lift service to all floors, the front door opening into a hall that offers a lovely first impression, as well as two built-in cupboards. The neutral palette and wood-textured floor found here set the standards of what to expect.



Elegant & sociable



A space that invites you to relax

Continuing the attractive styling of the hall, the open-plan kitchen, living and dining room instantly welcomes you to sit back and relax. It has a spacious footprint for a wide choice of furnishings and it is bathed in an abundance of natural light from a box bay window. A subtle accent wall framing an electric fireplace creates a focal point for the living area, whilst the kitchen is neatly organised to create a wonderful dining zone. In addition, a glazed door extends the reception area out onto a private, sheltered balcony that affords inspiring harbour views on one side and far-reaching views to the iconic Arthur's Seat on the other.







Private balcony with
inspiring harbour views

Integrated kitchen

Generous storage meets stylish design

Finished in a light tone, the kitchen complements the aesthetic of the living area, adding to the crisp palette and sense of space. It provides generous cabinet storage at base and wall level, as well as ample worksurface space arranged in an L-shape. The modern design is further enhanced by subtle mosaic splashbacks, under-unit lighting, and a full suite of integrated appliances for a sleek and streamlined finish (five-burner gas hob, extractor hood, double oven, fridge/freezer, freezer, dishwasher, and washing machine).





The kitchen
is neatly
organised
to create a
wonderful
dining zone





Bedrooms



Space, comfort, and practicality

The two bedrooms are both doubles that provide comfort, practicality, and spacious dimensions for additional bedside furnishings. Both rooms are elegantly styled too, pairing a blank canvas with accent wallpaper and soft carpets for underfoot warmth. Furthermore, each room is supplemented by built-in wardrobes, ensuring generous clothes storage.

Bringing an extra layer of luxury, the principal bedroom also features a modern en-suite bathroom (with an over-bath shower), enveloped in neutral décor and complementary tiles.





Bathrooms

Modern aesthetics and
high-quality finishings

The family shower room matches the style and standards of the en-suite. It comes equipped with a hidden-cistern toilet, a washbasin, and a step-in shower cubicle.

For optimal comfort and efficiency, the property has gas central heating and double-glazed windows throughout.

Community, security and a spot in the sun



The development's communal garden is a substantial space that is professionally landscaped, providing beautiful stretches of lawn, tranquil seating areas, and mature plants and trees for a natural ambience. It captures lots of daily sun and is an asset for homeowners.

Factor: the development is factored by Hacking and Paterson for an approximate monthly fee that varies around £120 to £150. This cost covers the upkeep of communal areas (including the garden), lift maintenance, and block buildings insurance.



Gardens & parking

In addition, the property has an allocated parking space in a secure underground carpark, completing the package of this magnificent city home.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and the living room's electric fire to be included in the sale.





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Property Name

2/17, Portland Gardens

Location

The Shore, EH6 6NA

Approximate total area:

82.4 sq. metres (887 sq. feet)

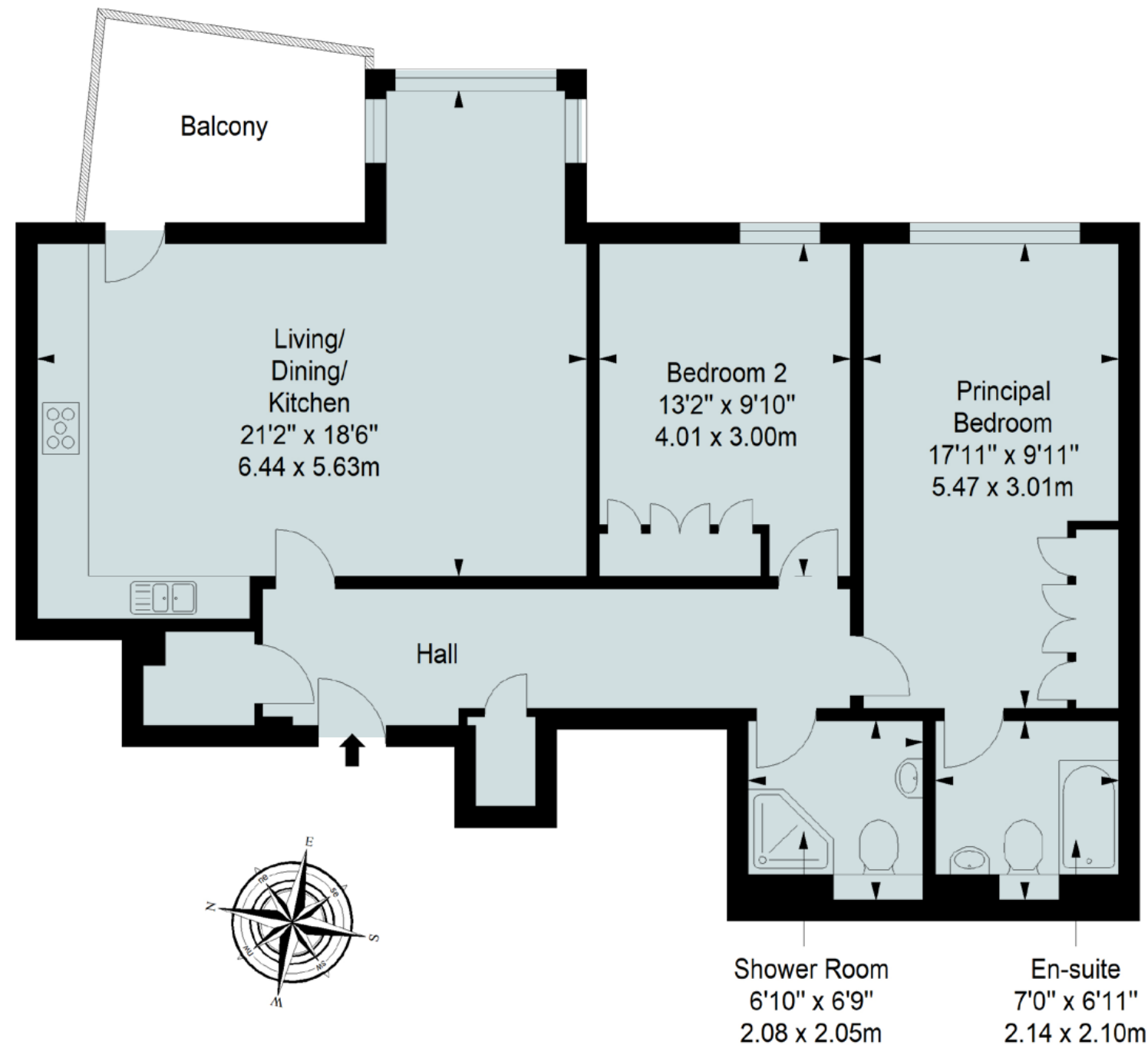
● Fifth Floor

The floorplan is for illustrative purposes.
All sizes are approximate.

EPC Rating - B

Council Tax Band - E

Home Report Value - £285,000



A vibrant suburb



The Shore, Leith

Approximately two miles north of Edinburgh city centre, this vibrant suburb was once a thriving port at the heart of the capital's maritime industry. Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local

produce, before tucking into some delicious street food. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities, including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre, including a nearby tramline to the airport. It also provides swift and easy access to the Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

Let us help you find your next
dream property!



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