
97/3
Portland Street
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EH6 4AY
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Occupying the second floor of a handsome C-listed Georgian building dating from around 1840, this impressive three-bedroom flat combines elegant period character with stylish contemporary living. Finished to an excellent standard throughout, the property boasts generously proportioned accommodation, tasteful modern décor, and high-quality fixtures and fittings. Situated within the sought-after Leith Conservation Area, the home enjoys an enviable location close to attractive green spaces, an excellent range of local amenities, and the renowned restaurants and cafés of The Shore. Excellent bus and tram connections provide swift access to Edinburgh city centre, while the property also falls within the catchment area for highly regarded local schools.

Accessed via a secure shared entrance and well-maintained stairwell, the front door opens into a welcoming central hallway with custom built in bookcase, varnished floor and cast-iron radiator. The elegant sitting room is enhanced by soothing neutral décor and varnished wooden floorboards, beautifully complemented by original period features including ornate cornicing, a picture rail, and an attractive fireplace. A shelved recess and custom bookcase provide practical space for books and display pieces, while the generous proportions create an ideal setting for both relaxing and entertaining.

Positioned opposite, the spacious dining kitchen has been thoughtfully designed in a timeless Shaker style, featuring an attractive contemporary colour palette, extensive cabinetry, marble-effect worktops, and metro-tiled splashbacks. A large pantry cupboard provides further storage, while the room comfortably accommodates a dining table and chairs, making it perfect for family meals and social gatherings.

The property offers three well-proportioned bedrooms, all presented with neutral décor and attractive wooden flooring. The principal and second bedrooms each retain charming feature fireplaces, whilst the second bedroom further benefits from a built-in storage cupboard. The third bedroom has been cleverly configured with a wardrobe and mezzanine-style cabin bed, maximising the available floor space.

Completing the accommodation is a stylish family bathroom fitted with a contemporary four-piece suite comprising a WC, vanity wash hand basin, freestanding bath, and separate walk-in shower with rainfall showerhead.

Modern comforts include gas central heating with TADO Smart Heating Controls, allowing individual room temperatures to be managed remotely. The property benefits from double glazed sash-and-case windows. Many of the windows also retain their original working shutters.

Externally, residents enjoy access to a well-maintained communal garden, predominantly laid to lawn and incorporating a shared drying green.

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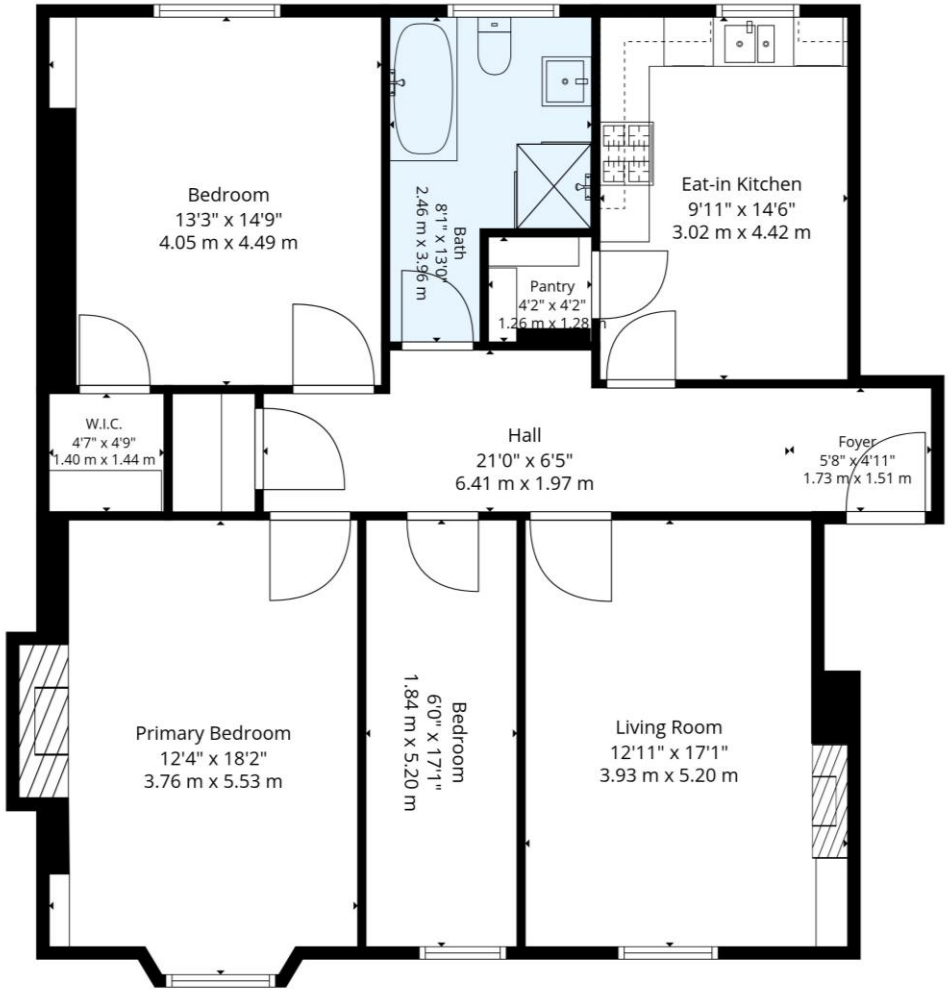
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Total: 1203 sq. Ft, 112 m2

Second Floor: 1203 sq. Ft, 112 m2

Excluded Areas: Fireplace: 9 sq. Ft, 1 M2, Walls: 71 sq. Ft, 6 m2

ese Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

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Leith, Edinburgh's historic port district and former Royal Burgh, has become one of the capital's most desirable and dynamic residential areas, renowned for its vibrant waterfront setting and cosmopolitan atmosphere. Home to the iconic Royal Yacht Britannia, the area offers an outstanding selection of award-winning restaurants, stylish bars, cafés, galleries, and independent retailers, many of which are within easy walking distance.

Leith Walk provides an eclectic mix of local speciality shops alongside well-known retailers, while the popular Leith Market offers a superb range of fresh, locally sourced produce. Nearby Ocean Terminal boasts a variety of shopping, leisure, and dining options, including a multi-screen cinema and fitness facilities, all set against the backdrop of the revitalised waterfront.

The neighbouring district of Newhaven offers further amenities, including a 24-hour Asda supermarket, David Lloyd Leisure Centre, and a picturesque harbour. Residents also benefit from excellent outdoor recreational opportunities, with easy access to Edinburgh's extensive cycle network and the scenic Water of Leith Walkway.

The area is exceptionally well connected, with frequent bus services providing quick and easy access across Edinburgh. The nearby tram stop at The Shore offers direct links through the city centre and onwards to Edinburgh Airport. Combining beautiful period architecture, a thriving food and drink scene, excellent amenities, and outstanding transport connections, Leith continues to be one of Edinburgh's most sought-after locations in which to live.

EPC Band- D

Council Tax Band- D

Parking Zone- Zone N8

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* Please contact us for a free consultation or valuation

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