





## 2/10 Portland Row EH6 6NH

*'Contemporary style luxury built 2nd floor apartment forming part of an exclusive modern development within the cosmopolitan Shore district.'*

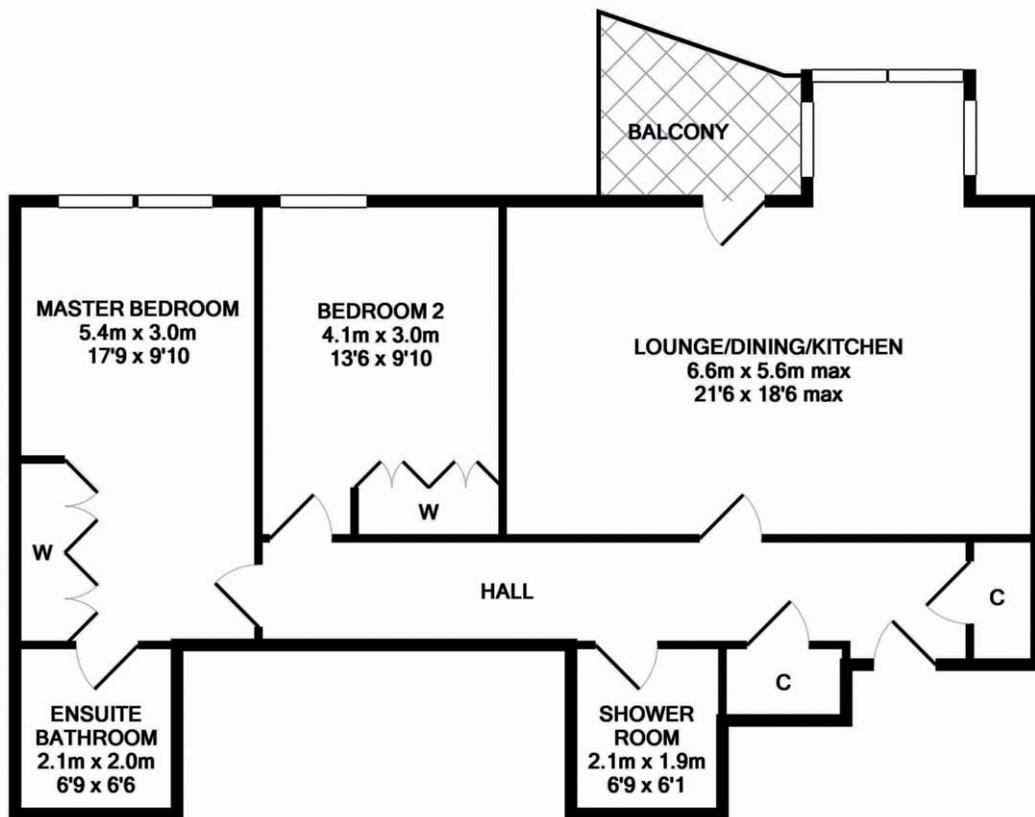
Superb sized accommodation comprising hallway with utility cupboard, stunning open plan lounge/dining room/kitchen with integrated appliances and door leading to balcony with lovely open outlook, 2 double bedrooms including master bedroom with ensuite bathroom and separate shower room. Gas central heating and double glazing. Secure entry phone system. Lift. Allocated parking space within secure underground car park. Private gated garden opposite the property. Maintenance supervisor on site.

**LOUNGE/DINING/KITCHEN (21'6 X 18'6) 6.6M X 5.6M**  
**MASTER BEDROOM (17'9 X 9'10) 5.4M X 3.0M**  
**ENSUITE (6'9 X 6'6) 2.1M X 2.0M**  
**BEDROOM 2 (13'6 X 9'10) 4.1M X 3.0M**  
**SHOWER ROOM (6'9 X 6'1) 2.1M X 1.9M**

Portland Row lies approximately 2.5 miles north of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available nearby. Within the immediate vicinity there are amenities to meet every day needs including shops, schools, banks and post office with the neighbouring Ocean Terminal complex housing a number of major retailers plus multi-screen cinema complex and PureGym. The Shore district has an abundance of waterside bars, bistros and restaurants and is also home to the Royal Britannia Visitor centre and Scottish Government building at Victoria Quay.

**ENERGY PERFORMANCE RATING C**





Measurements are approximate. Not to scale. Illustrative purposes only



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.  
All measurements are approximate and are not warranted.  
No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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