



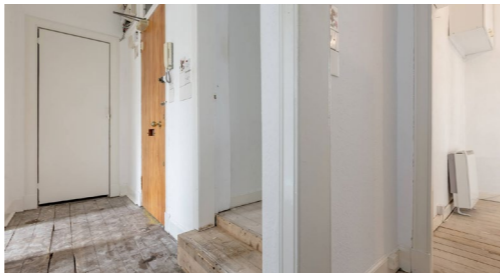
53/3 Pitt Street
Leith, Edinburgh, EH6 4BZ

CALL US ON 0131 447 4747

53/3 Pitt Street, Leith, Edinburgh, EH6 4BZ

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Good sized living room.
- Internal kitchen.
- Double bedroom.
- Single bedroom.
- Shower room.
- Double glazing.
- Electric heating.
- Original features.
- Well maintained communal garden to the rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A traditional first floor flat situated in the sought after Leith district of the city, perfectly positioned for an excellent range of local amenities and also a short journey to the North of Edinburgh City Centre. The property is in need of modernisation and redecoration but offers excellent potential and may be suitable for a first-time buyer/young couple, developer, or perhaps for letting purposes.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

B.
APPROXIMATELY 1.8 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
APPROXIMATELY 9.2 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

The sought-after city suburb of Leith and surrounded by a choice of leafy green parks and the tranquil Water of Leith Walk and cycle route, making it hard to believe that you are less than two miles from the city centre. A great range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafes, restaurants, pubs and takeaways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym and shops. For the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelinstar restaurants, trendy bistros, and coffee houses, is easily reached via a leisurely stroll or cycle along the nearby Water of Leith walkway. The area is well served by regular bus services to the city centre and beyond and the property is also well positioned for access to the Forth Road Bridge, City Bypass and the M8 to Glasgow, making commuting fast and convenient.

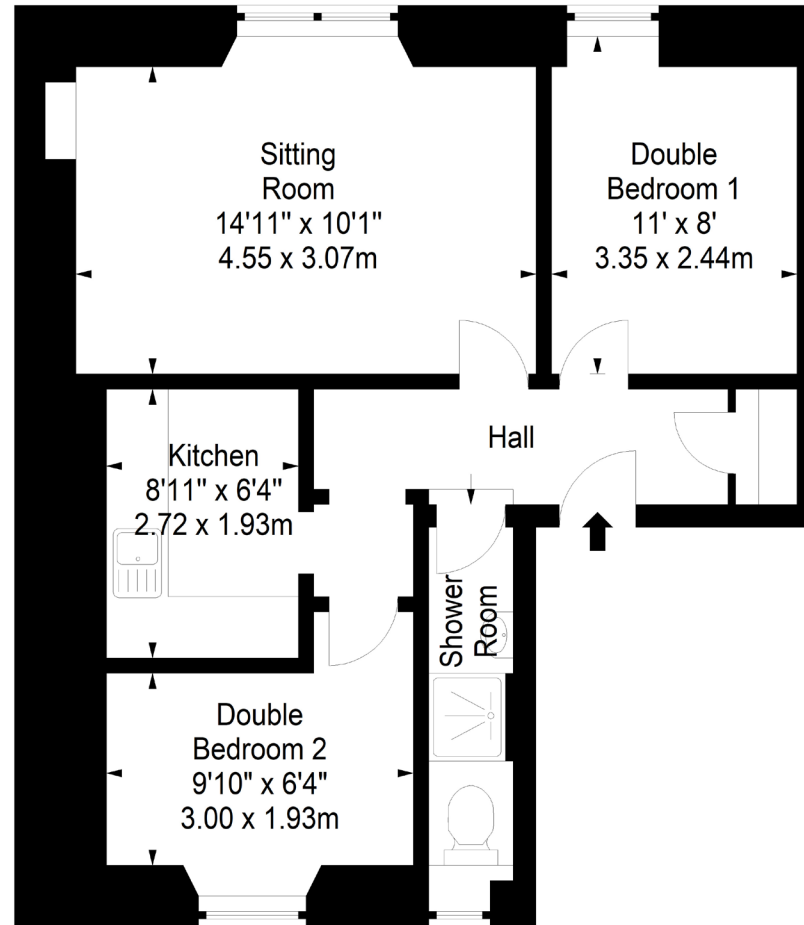
EXTRAS:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES GIVEN FOR THE PLUMBING, HEATING OR ELECTRICS WITHIN THE PROPERTY.



Pitt Street, EH6 4BZ



Approx. Gross Internal Area
502 Sq Ft - 46.64 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.