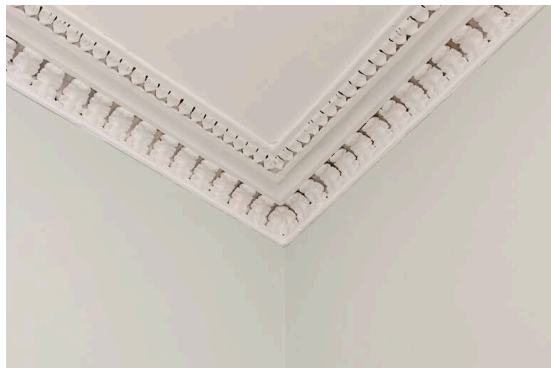


**15/4 Pitt Street
Edinburgh EH6 4BX**

Offers Over £350,000

- Beautiful living room featuring ornate corning and working fireplace
- Kitchen/diner fitted with a range of floor units, built in shelving and appliances included in sale
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating
- Well kept communal garden
- Free on-street parking

Council Tax Band: C
Tenure: Freehold
Annual Service Charge: £0
Shared Ownership: N



Flat

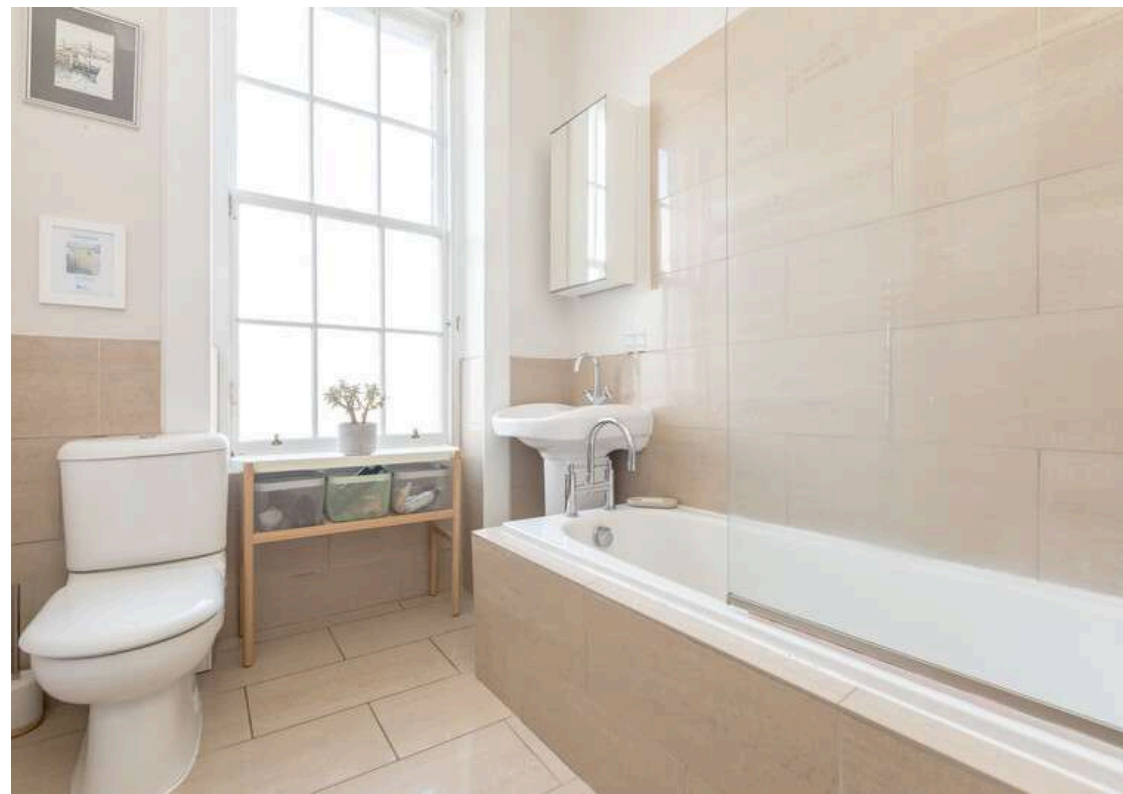
Blair Cadell is delighted to present this superb two-bedroom tenement flat in the highly sought-after area of Leith. Boasting a fantastic array of local amenities and excellent transport links to the city centre, this property is sure to attract a wide range of buyers and is a must-see.

The accommodation features a beautifully bright living room, showcasing stunning original details such as ornate cornicing and a working fireplace, making it the perfect space to relax or entertain guests. The kitchen/diner, ideal for hosting, is fitted with a range of wall and floor-mounted units, a gas hob, electric oven, and all essential appliances, which are included in the sale. There are two generously sized double bedrooms, with the master bedroom continuing the theme of charming original features, including more intricate cornicing and a large built-in cupboard for ample storage. The bathroom is well-appointed with a three-piece suite and a mains shower over the bath. The hallway also offers two large cupboards, providing even more storage options. The property benefits from gas central heating throughout and working shutters on most windows. To the rear, there is a well-maintained communal garden, and free on-street parking is readily available.

Situated in vibrant Leith, northeast of Edinburgh's city centre, the property is conveniently accessible by foot, bus, and tram. It is surrounded by an excellent range of local shops, bars, and restaurants, as well as recreational spaces such as Pilrig Park. Nearby attractions include the Playhouse Theatre, Omni Centre, and Nuffield Health Club, all just a short walk away. The area is well-served by frequent bus routes to the city centre and beyond, while both Waverley Train Station and St Andrew Square Bus Station are within easy reach. For more extensive shopping, Sainsbury's at Meadowbank and the Ocean Terminal offer a variety of retail options. Additionally, the recently opened St James Centre and the trendy Shore area, renowned for its stylish bars and restaurants, are just a stone's throw away.

Viewing by appointment on 0131 337 1800

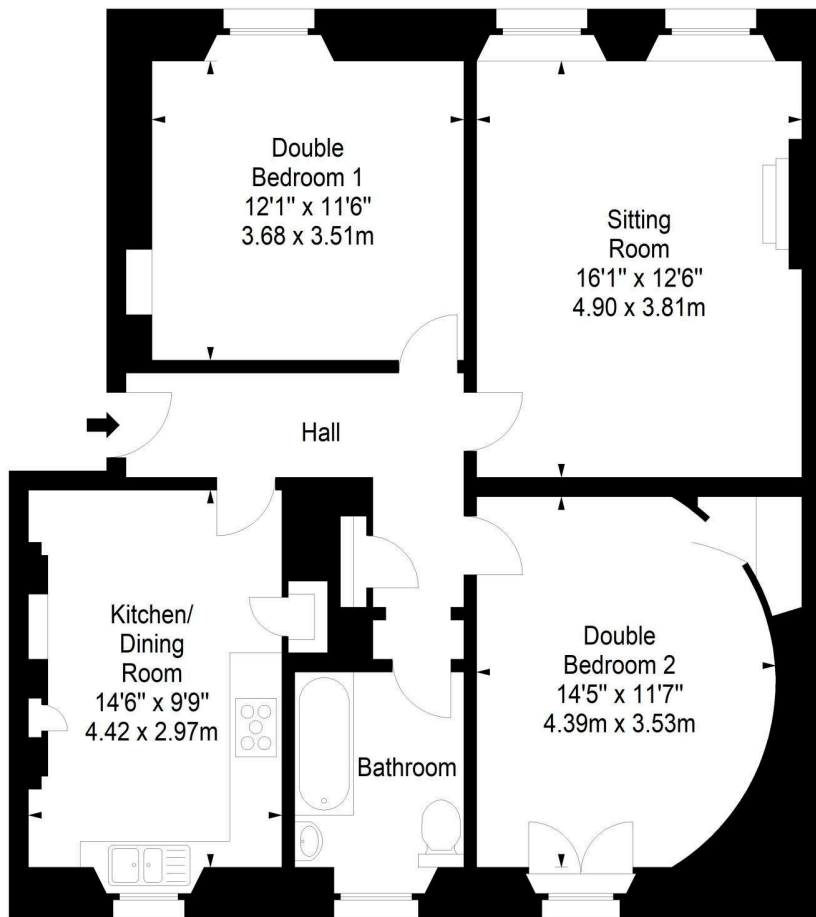




Pitt Street, EH6 4BX



Approx. Gross Internal Area
848 Sq Ft - 78.78 Sq M
For identification only. Not to scale.
© SquareFoot 2024



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