



Offers Over
£135,000

115 Pitt Street

Bonnington | Edinburgh | EH6 4DE

A fantastic opportunity has arisen to acquire this one bedroom main door flat quietly positioned within the ever-popular Bonnington district of the City. Close to the City Centre, excellent amenities and transport links, the property ideally suits investors and those looking for a project. Viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  On-street free parking
-  EPC Band - E
-  Council Tax Band - A



Description

Internally, the property requires modernisation and upgrading throughout while briefly comprising of; entrance hallway with a useful overhead storage cupboard, open-plan lounge/kitchen/diner with a range of integrated white goods and space for different configurations, sizeable double bedroom with room for freestanding furniture, and a partially-tiled shower room.

Further benefits include an electric heating system and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, fridge and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, there is more than adequate on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



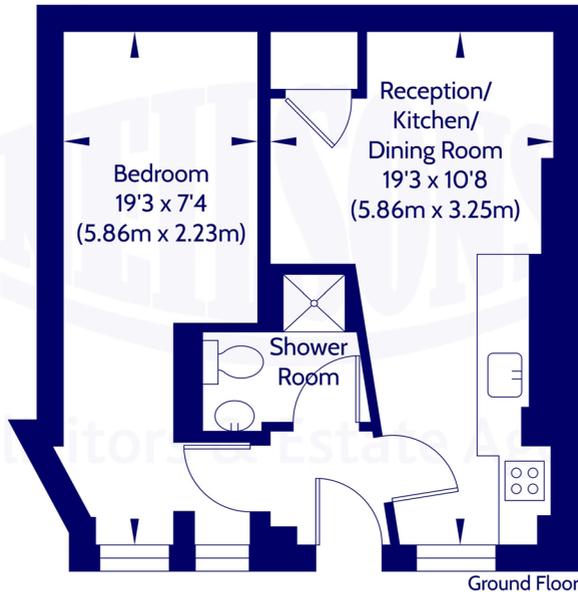


Location

Bonnington is just to the north of the City Centre which can be easily accessed via a frequent bus service that runs close by. For the commuter St Andrew bus station and Waverley rail station are also within easy reach of the property. Shopping facilities locally include a Tesco Superstore and the Ocean Terminal shopping centre is a short distance away. Recreational facilities include Pilrig Park, Victoria Swim Centre, the Vue Cinema Complex plus a host of popular cafes, bars and restaurants in Broughton and the vibrant Shore area.



Approx. Gross Internal Floor Area 31.96 Sq M / 344 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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