

Leith, Edinburgh

107/11 PITT STREET, EDINBURGH EH6 4DE

Bright and cosy one-bedroom apartment with an additional box room offering a superb opportunity for first-time buyers.

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Description

The property boasts a spacious bay-windowed lounge with open views, a versatile box room with a skylight, and an open-plan kitchen layout, all combining to provide a light-filled and flexible home with excellent potential.

The accommodation comprises:

- Entrance Hallway
- Generous Lounge with large bay window and pleasant open outlook
- Open-plan Kitchen
- Double bedroom with rear-facing window
- Box room with skylight - ideal as a home office or study
- WC and wash basin and a separate bath
- Electric heating and double glazing throughout
- Shared rear garden

Location

Pitt Street is a desirable residential street in the popular Bonnington area of Edinburgh. The property enjoys a peaceful setting with excellent local amenities nearby, including shops, cafes, and restaurants. The vibrant Shore district and Ocean Terminal shopping centre are within easy reach, offering a wide array of entertainment and leisure options.

Outdoor enthusiasts will appreciate the proximity to the Water of Leith Walkway and Victoria Park, while excellent public transport links and access to Edinburgh's extensive cycle network ensure easy travel throughout the city.

Council Tax Band

Band B

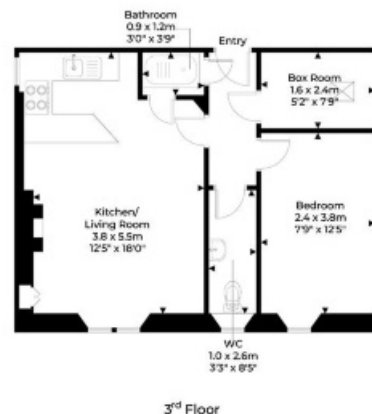
Extras

Floor coverings, light fittings, cooker and washing machine are included in the sale.

Viewing

By Appointment with Agents: Tel: 0131 467 7550

107/11 Pitt Street, Edinburgh EH6 4DE
Approximate Gross Area
42 sq m / 452 sq ft



Wilson Ward

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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.

Disclaimer: This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.

