



Leith

94 Pitt Street
EH6 4DD



Stunning Double Upper Flat

FIXED PRICE £330,000

- Entrance & stairs to upper hall
- Impressive double windowed lounge
- Spacious kitchen/diningroom
- Luxury bathroom with shower & free standing bath
- 2 spacious bedrooms
- Separate W.C
- Gas central heating
- Double glazing
- Period features
- Great views to the rear
- On street parking
- Excellent storage
- Viewing - please call Solicitors





Viewing is highly recommended of this superb double upper offering spacious and well-proportioned rooms. The accommodation is set over two floors and boasts a hosts of period features along with excellent storage and open outlook to the rear

Situated on a cobbled street with the entrance at main door street level giving access to the upper hallway with all rooms off at this level. The spacious livingroom has windows to the front and rear with great views from the rear over Carlton Hill and Arthur's Seat, wood burner, plain cornice, picture rail, sanded floor and deep storage area. Another double windowed room is the spacious kitchen/diningroom situated to the front of the property with the large dining island commanding the room with granite top and build-in wine racks and room for dining. In addition, there is a range of wall and base units, Range Master cooker with double oven, grill, plate warmer and electric hot plate and five gas burner, Belfast sink, plumbed for dishwasher and automatic washing machine with the integrated automatic washing machine included. The luxury and spacious bathroom is to the rear of the property with a free-standing double ended bath, large walk-in shower with rainfall thermostatic shower, wash hand basin, heated towel rail and floor and wall tiles. There is a separate W.C off the hall with small window to the rear and 2-piece white suite.

A staircase gives access to a further upper hall with eaves storage and the two spacious bedrooms. Bedroom one has Velux windows with privacy screens to the front and rear with lovely views at the rear as previously mentioned, cast iron period fireplace and built-in drawers. The second spacious bedroom again is to the front and rear with the same views completing this property.

Leith and The Shore area offer a choice of trendy bistros, bars and restaurants which are all nearby. The Ocean Terminal offers a multi-screen cinema, 24-hour gym and High Street stores. A choice of public transport offers access to the City Centre and surrounding areas. In addition, there is a wide choice of shopping facilities nearby including a Morrisons and Asda. The Water of Leith walkway and cycle path is also close by

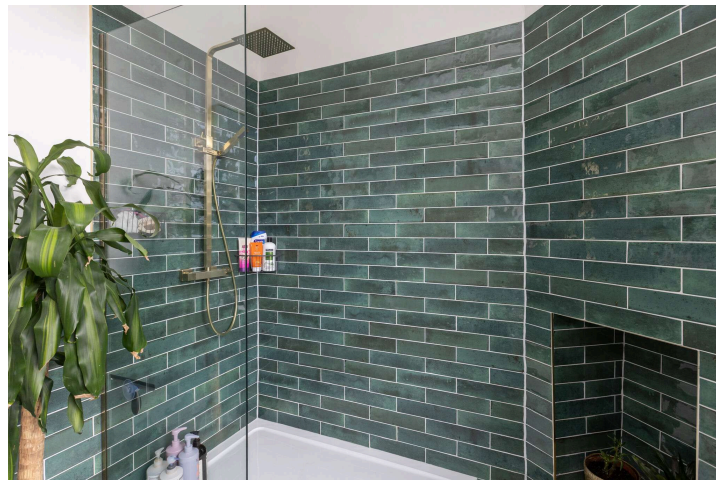
EXTRAS

The kitchen appliances as previously mentioned, carpets and quality fitted window blinds (no warranties will be given).

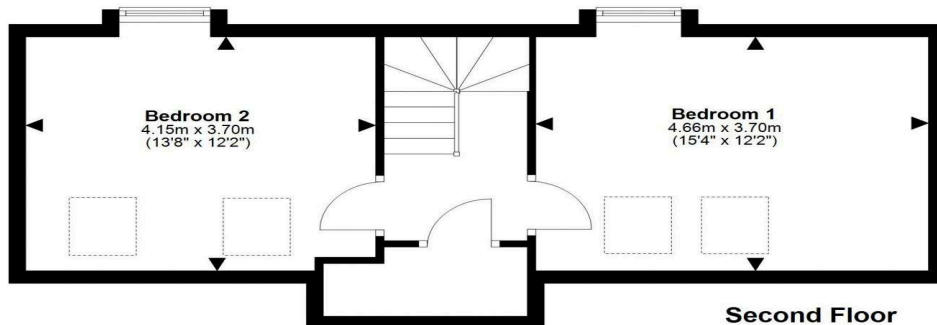
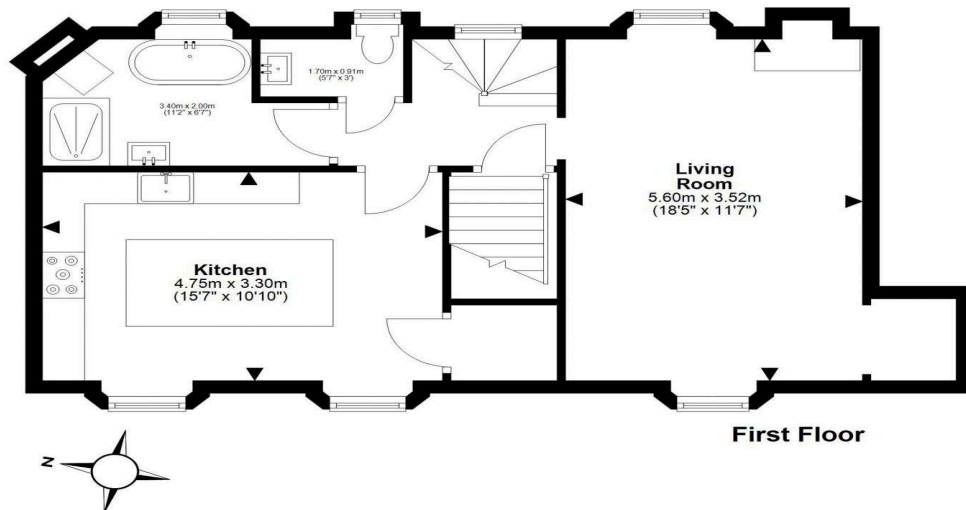
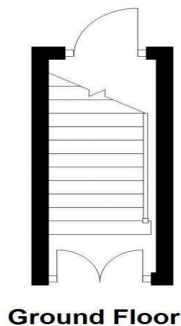
OFFERS

A Fixed Price of £330,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

Note - There is external work being done to the left hand side gable wall by way of repointing in limestone. The cost of this work will be met by the current owner.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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