



44 (PF) Pitt Street
BONNINGTON | EDINBURGH | EH6 4DA



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Well presented, light and spacious ground floor flat within a traditional tenement, located in the Bonnington area of Edinburgh, close to the Water of Leith walkway leading to the Shore's trendy bars and eateries. The property's bright public room provides ample free floor space for both seating and dining furniture. The double bedroom boasts a handy walk-in wardrobe and Edinburgh Press style shelving. The kitchen is fitted with floor and wall units with space for appliances, and a beautifully appointed contemporary shower room with electric shower and vanity sink unit. The property further benefits from gas central heating, double glazing and well kept communal rear gardens.

- Spacious ground floor flat
- Entrance hallway
- Bright living/dining room with feature fireplace and Edinburgh press style shelving
- Fitted kitchen
- Double bedroom with walk in wardrobe/box room and Edinburgh press style shelving
- Well appointed contemporary shower room
- Gas central heating
- Double glazing
- Security entry phone system
- Well kept communal rear gardens

Included in the sale will be the cooker, fridge freezer, washing machine, chest of drawers and vertical blinds. Please note the living room light fitting will be replaced prior to sale.

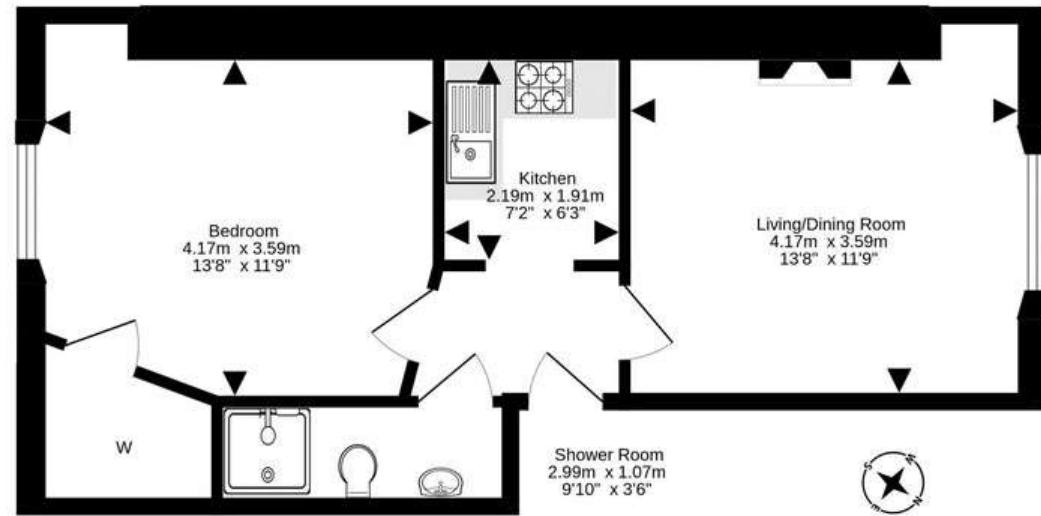
EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The sought-after city suburb of Bonnington is nestled between Leith and Trinity 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, cafés, restaurants, pubs and take-aways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelin-star 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.





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