



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

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Stunning, true walk-in condition one bed elevated ground floor flat within a traditional tenement offering a spacious, on trend interior finished off to a high standard. The property is situated in a charming cobbled street close to a choice of Parks and the scenic Water of Leith walkway leading to the fashionable Shore area, with regular buses running along nearby Newhaven Road and Ferry Road.

Viewing is essential to appreciate the pristine interior of this lovely home. Over the last year the current owner has much enhanced the property with re-fitted kitchen and bathroom fittings and contemporary style decor. The comfortable living/dining room has a white mantelpiece and a front facing window with fixed blind, elevated from the street. Beautiful sage green units in the kitchen are set against cream metro tiled splashbacks and solid oak worktops. A small loft space above the kitchen provides additional storage. The bathroom has been cleverly designed with a good quality white suite, electric shower and eye-catching tiled surrounds. South-facing to the rear of the property is a sunny double bedroom benefiting from a walk-in cupboard with light and also a free standing mirrored wardrobe included in the sale. The window with fixed blind has a most pleasant outlook across a particularly well kept shared garden catching the best of the sun. All modern comforts are provided within the flat, including double glazing and a gas central heating system with Hive system.

- Living/dining room with feature mantelpiece
- Stylish fitted kitchen
- Double bedroom with excellent storage
- Fabulous bathroom with striking tiled surrounds
- Entrance hall
- Gas central heating/Hive controls
- Double glazed windows/fixed blinds
- Security entryphone system
- Sunny well kept shared garden
- Unrestricted on-street parking

Included in the sale will the integrated microwave, slide and hide oven, fridge/freezer, washing machine, and living room blind, Curtains may be available by separate negotiation. Energy rating C. Council Tax band B.

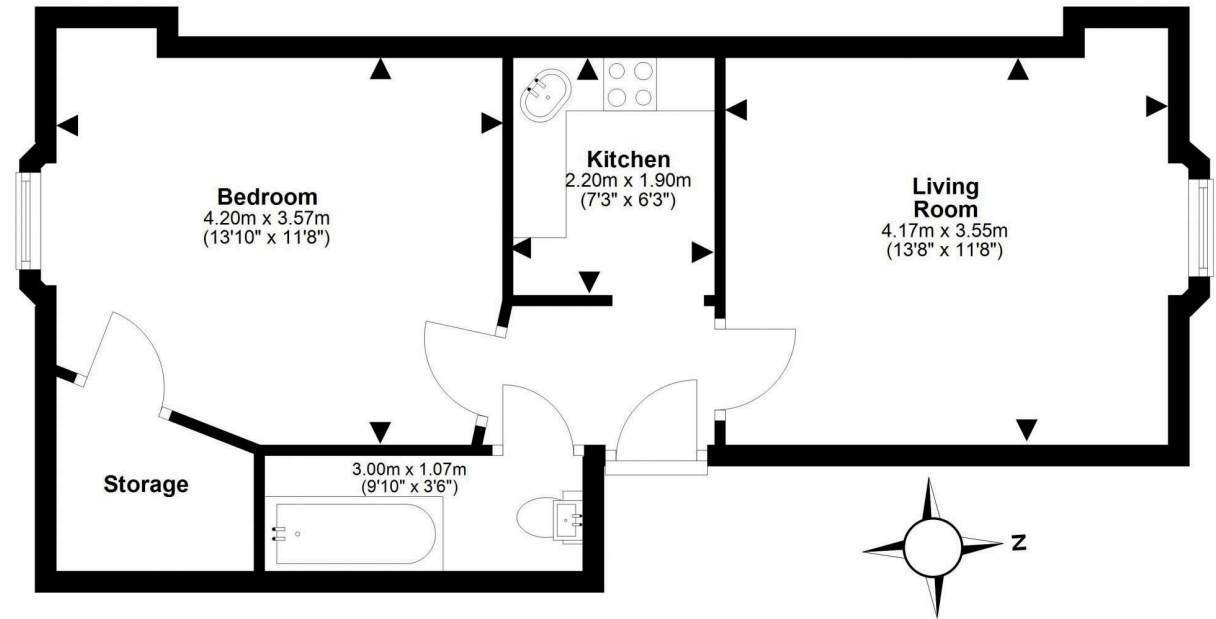
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The sought-after city suburb of Bonnington is nestled between Leith and Trinity, close to green open spaces 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. The surrounding area provides a good range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafes, restaurants, pubs and take-aways. For some of the best dining experiences in Edinburgh, the nearby Shore area, with its range of fashionable cocktail bars, Michelin-star restaurants, trendy bistros, and coffee houses, is well worth a visit. Enjoying the outdoors couldn't be easier with the leafy Victoria, St Marks and Pilrig Parks close at hand, whilst a leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. 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 central motorway networks, making commuting fast and convenient.







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.