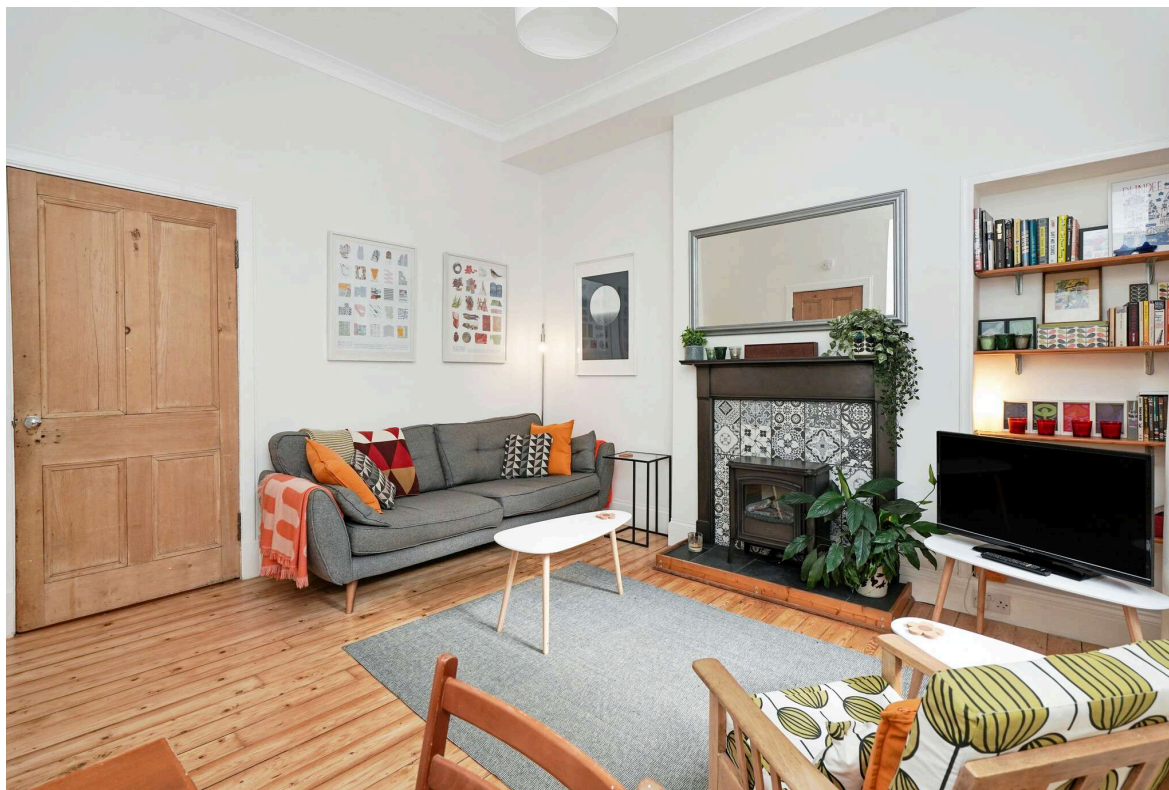




46 Pitt Street
BONNINGTON | EDINBURGH | EH6 4DA


warners
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46 Pitt Street

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Nestled on a quiet street moments from the Water of Leith, excellent amenities in Leith and neighbouring Stockbridge and vast open green spaces is this immaculately presented and recently renovated main door apartment. Boasting a new kitchen, shower room, fresh decorating and ornate features the property further enjoys gas central heating, a well-kept communal garden and ample on street parking.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright lounge with feature fireplace and generous dining space, a new luxury kitchen with stylish two tone units, two well-proportioned bedrooms and the flat is completed by a stylish shower room.

- Main door apartment on sought-after Pitt Street
- Renovated to a high standard including new kitchen and shower room
- Close to Water of Leith and excellent amenities
- Welcoming hallway with ample storage cupboards
- Bright lounge with generous dining space
- Luxury kitchen with attractive units
- Two ample sized bedrooms
- Stylish shower room
- Gas central heating

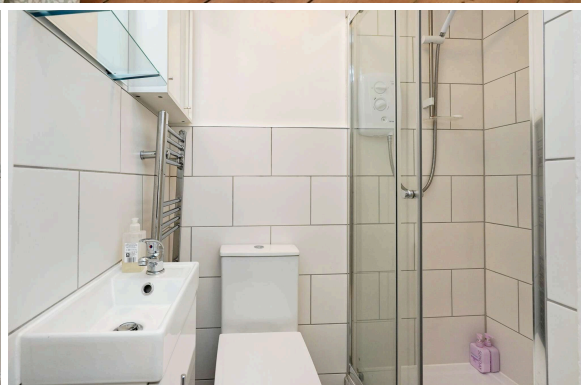
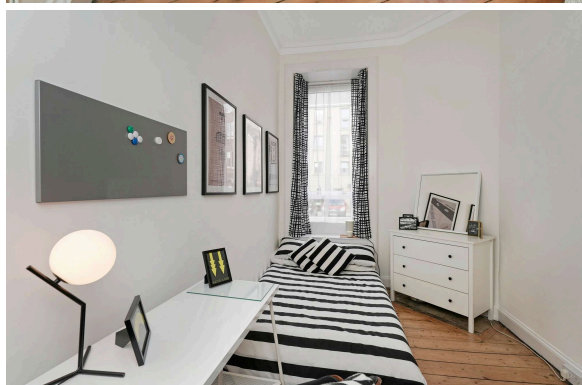
Council Tax Band C, EPC Rating C

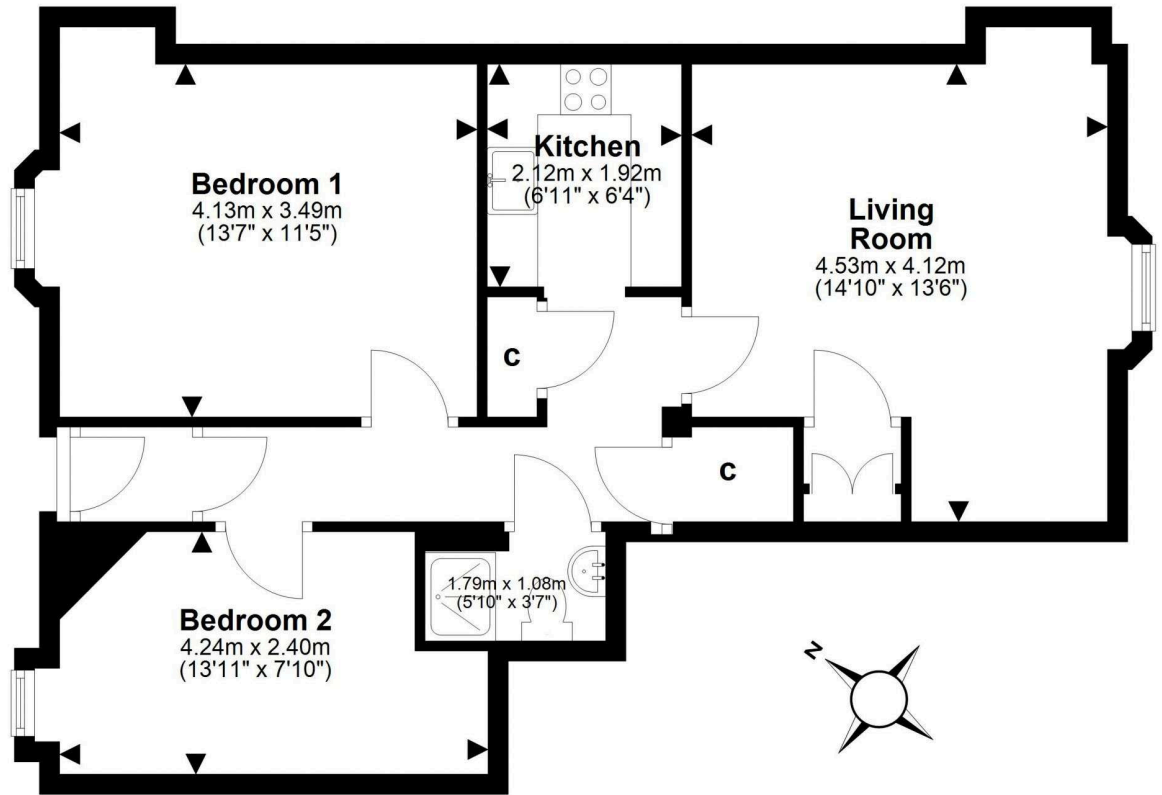
Extras include: Fridge freezer, washing machine, Integrated microwave, oven and hob. Fixtures and fittings. Other items of furniture such as the sofa, beds, wardrobe can be purchased by separate negotiation.

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 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. The immediate area provides a good range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafes, restaurants, pubs and take-aways. A short walk will take you to Leith Walk offering outstanding amenities and nearby Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For one of 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 nearby. Enjoying the outdoors couldn't be easier with the leafy Victoria and Pilrig Parks on your doorstep. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, there is a leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. 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.





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.