


COULTERS<sup>©</sup>



# 107/12 PITT STREET

BONNINGTON, EDINBURGH, EH6 4DE

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

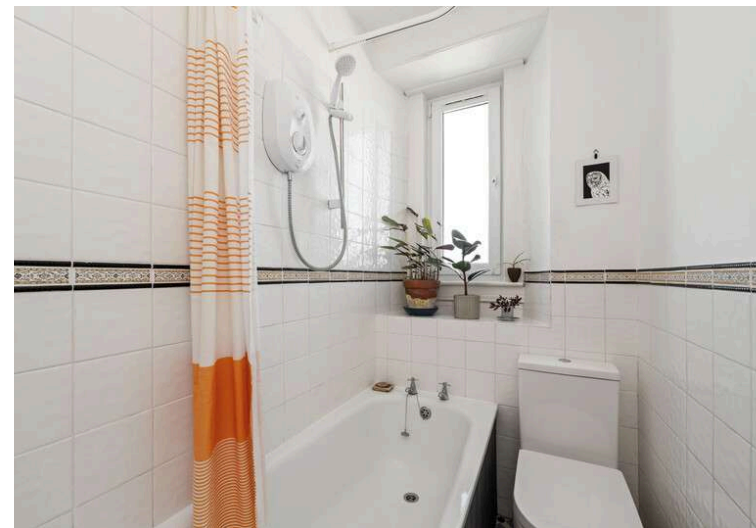
107/12 Pitt Street is a well-presented two bedroom flat, situated within a traditional sandstone tenement. Positioned on the top (third) floor of the building, the flat is both peaceful and bright.

The accommodation is in excellent order and in recent years, has been reconfigured to create a lovely open plan kitchen/sitting room with dining space. A skylight that has been installed above the kitchen, bathes the room in natural light. The kitchen has an integrated oven, hob, extractor and washing machine as well as attractive features that include a tiled splashback, solid oak worktops and Belfast style sink.

There are two double bedrooms within the property and a bathroom that has been upgraded with all new fittings and a modern electric shower.

## KEY FEATURES

-  Top floor flat with secure entry
-  Bright open plan kitchen/dining/living room
-  Unrestricted on street parking
-  Quick access to Edinburgh's cycle network
-  Excellent bus & tram service nearby
-  Short walk to The Shore and Newhaven



Heating and hot water are provided by a gas heating system and double glazing is fitted throughout.

Unrestricted parking is available on Pitt Street.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring, fridge freezer and integrated appliances are included within the sale price. Other items may be available subject to separate negotiation. The oak open shelves do NOT form part of the sale.



## THE LOCAL AREA

Nestled in the north of Edinburgh along the picturesque Water of Leith, Bonnington offers a mix of residential and commercial spaces, creating a vibrant and bustling neighborhood. This historic area, is a desirable location with a rich heritage and a thriving community. Take a stroll along the Water of Leith walkway, or relax in Victoria Park, one of the many nearby parks and green spaces. There is a diverse array of shops, restaurants, and cafes in nearby Newhaven and The Shore to explore and there are a good selection of larger supermarkets available including ASDA, Lidl and Aldi.

The Edinburgh cycle network can be joined close by and there is excellent provision for both bus and tram travel nearby, offering quick and easy access into the city centre and directly to Edinburgh Airport.

## GET IN TOUCH



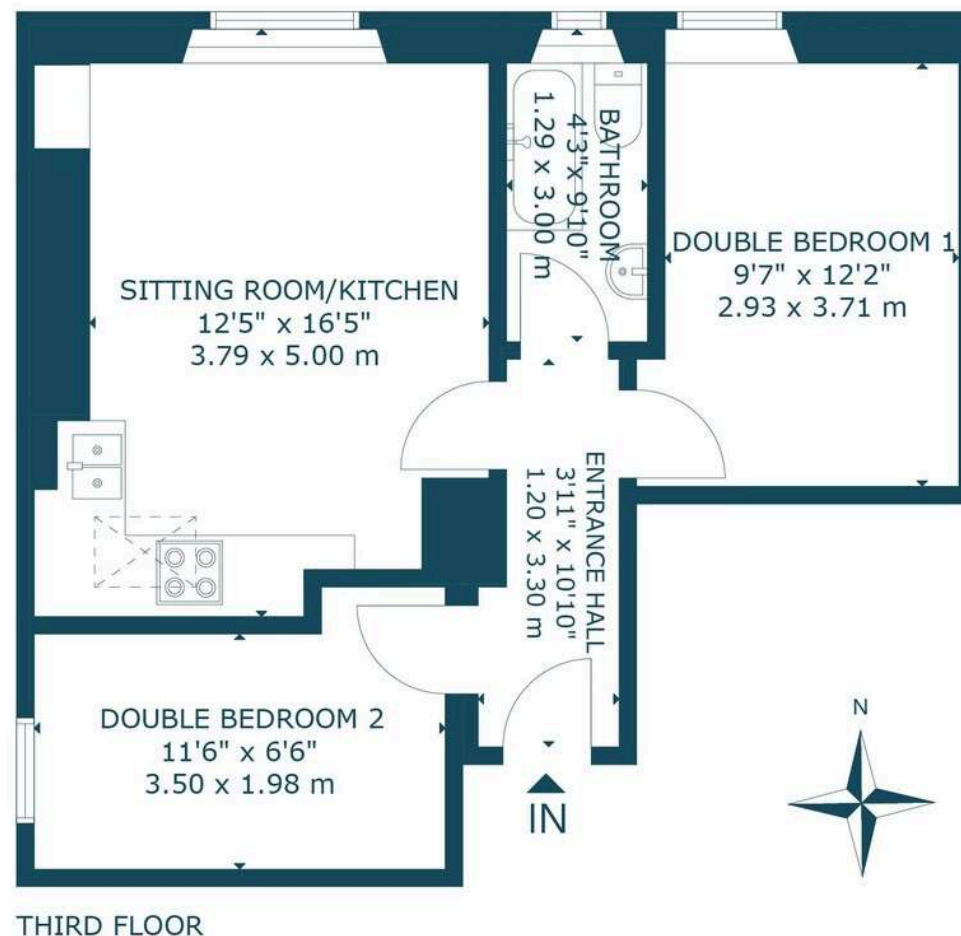
[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



107/12 PITT STREET, BONNINGTON, EDINBURGH, EH6 4DE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 475 SQ FT / 44 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing [www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.