





Welcome

Welcome to Pitt Street, laid out by Robert Burn in 1808 - the renowned architect of the Nelson Monument on Calton Hill and responsible for the remodeling of St Giles Cathedral in the early 19th Century. This voluminous, sun filled, two bedroom second (top) floor flat, offers bright and spacious accommodation, boasting an elegant mix of contemporary comforts and many fine period features, including; dado paneling in the sitting room, beautiful cornicing, high ceilings and working shutters throughout; a bow-ended rear bedroom overlooking private gardens; and the original flagged floor and fitted pantry in the dining kitchen. Recently rewired and redecorated throughout, the 81m2 apartment forms part of a beautiful Georgian B Listed tenement, with only four owner occupied properties in the stair, and is set on a wide cobbled street, well placed to access a great choice of local parks, and the Water of Leith walk/cycleway leading down to the Shore. It is conveniently located in the Bonnington/Newhaven conservation area to take advantage of the vibrant Leith district of Edinburgh, close to an abundance of local amenities along with excellent transport links to and from the city centre, the property is presented to the market in immaculate order throughout.

- Reception hallway.
- Airy, twin windowed, South facing sitting room.
- Two comfortable double bedrooms.
- Dining kitchen with stone flagged floor and original pantry.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Sash and case windows.
- Small shared garden area to the rear.
- Secure entry system.
- Private cellar
- Unrestricted on street parking





Leith

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 neighbourhood. 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 one of the many nearby parks and green spaces. There are 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

Extras

The white goods (no warranties) and fitted floor coverings are included.

Get in touch

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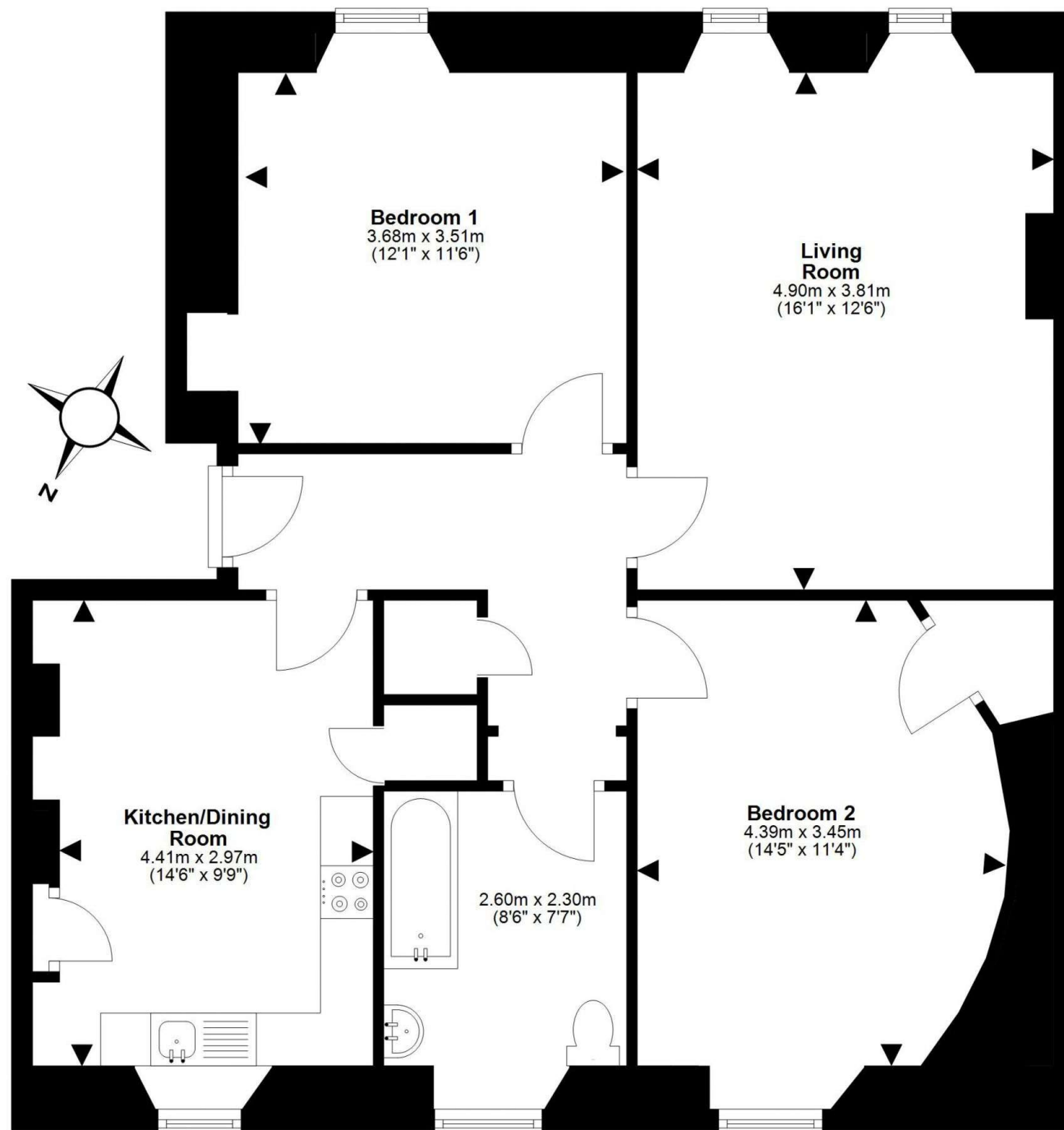
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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.