Harper Macleod LLP
Estate Agents & Solicitors







Fixed price £220,000

44/5 Pitt Street, Edinburgh, EH6 4DA

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Well Presented Two-Bedroom Flat in Sought-After Bonnington Location

The property is situated on the third/top floor of a period building on an attractive residential street in Leith and benefits from bright, well-proportioned accommodation with south-facing views and versatile living space. Approximately 5 years ago the roof was extensively refurbished. Further details are available from the selling agents.

Top Floor Period Flat; Entrance Hall; Living/Dining Room; Modern Open-Plan Kitchen; Two Double Bedrooms; Large Bathroom with Utility Area; Separate WC; Gas Central Heating; Double-Glazing; Beautifully Well-Maintained Shared Garden; Close to Local Shops and Amenities. It may be possible to extend in the attic by obtaining Planning consents.

ACCOMMODATION (WIDEST POINTS)

Living Room/Dining Room & Open Plan Kitchen	13'8" x 15'10" (4.17 x 4.83)
Bedroom 1	13'8" x 11'6" (4.17 x 3.53)
Bedroom 2	13'6" x 8'0" (4.14 x 2.44)

LOCATION

Pitt Street is a street of predominantly residential homes running parallel with Ferry Road in the north of the city. There are local amenities just moments away on Ferry Road and Newhaven Road, whilst the open spaces of Victoria Park are only a short distance away. There is a large Asda superstore at Newhaven and a wide selection of shops and entertainments at Ocean Terminal. The bustling bars and coffee shops of The Shore are also nearby and can be accessed via the leafy Water of Leith Walkway. Running adjacent to the rear of the property, the North Edinburgh Cycle Network offers excellent free traffic links to many parts of the city, whilst the motorist can use Ferry Road to connect to larger arterial routes to the east and west.

EXTRAS

White Goods included in the Sale

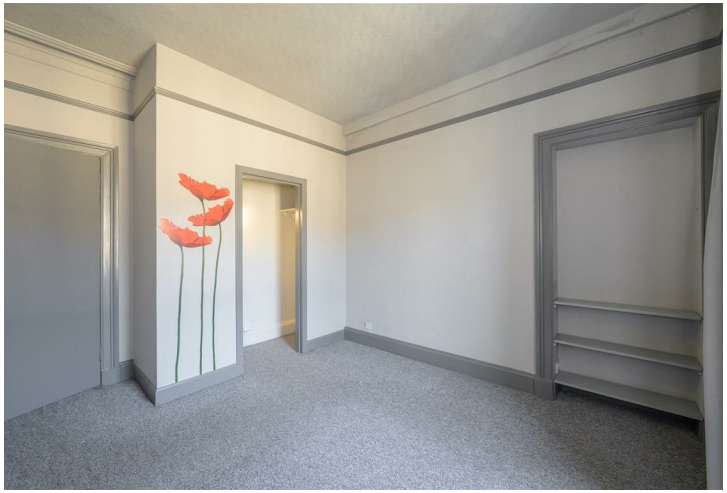
EPC RATING

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VIEWING

Viewing by appointment only Tel: 0131 554 6244

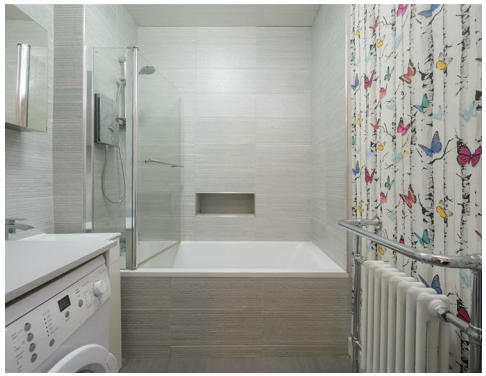




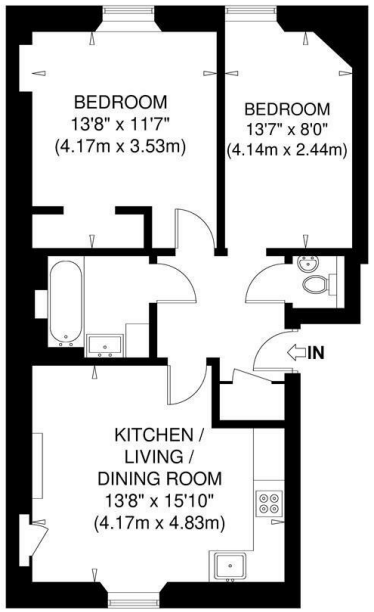












SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 57.6 SQ M / 620 SQ FT

PITT STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 57.6 SQ M / 620 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.