










Offers Over
£250,000

6 Pitt Street

Bonnington | Edinburgh | EH6 4BU

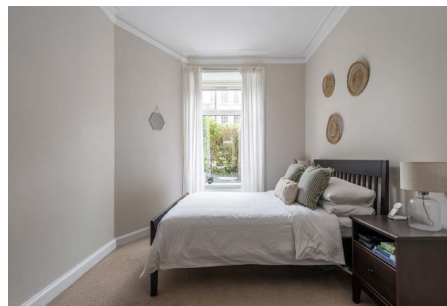
Set within the highly sought-after Bonnington district, this exceptional two-bedroom main door flat combines elegant period charm with stylish contemporary living. Ideally positioned within easy reach of Edinburgh City Centre, the vibrant Shore area, and Newhaven, the property enjoys an enviable location close to an excellent selection of cafes, restaurants, green spaces, and transport links. Beautifully presented throughout, the home retains a wealth of original character, including impressive high ceilings, decorative cornicing, and attractive period detailing.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Free On-Street Parking
-  Private Front Garden
Shared Rear Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

Accessed via its own private entrance, the property opens into a vestibule and welcoming central hallway, where high ceilings and solid wood flooring immediately create a sense of space and quality. The magnificent living room is a standout feature of the home, boasting a stunning bay window that floods the room with natural light while providing ample space for both lounge and dining furniture. Rich in period character, the room is enhanced by ornate cornice work, an elegant ceiling rose, and a working gas fireplace, creating a warm and inviting environment for relaxing or entertaining. Situated directly off the living area, the well-appointed kitchen has been thoughtfully designed to maximise storage and functionality. Featuring a range of fitted units, an electric oven gas and gas hob, and contemporary finishes, it offers a practical yet stylish space for everyday cooking while maintaining an excellent flow with the adjoining living and dining area. Both bedrooms are generously proportioned doubles and are beautifully presented with tasteful décor and excellent natural light. The principal bedroom enjoys a pleasant outlook over the private front garden and benefits from useful built-in storage. The second bedroom overlooks the rear garden and features a charming window seat, creating a peaceful and attractive retreat. Additional fitted storage further enhances the practicality of the accommodation. Completing the property is a traditional-style family bathroom fitted with a three-piece suite and a shower positioned over the bath. Fully tiled and finished in neutral tones, the bathroom offers a bright, fresh, and timeless aesthetic. Combining period elegance, generous proportions, and a superb location, this outstanding home is sure to appeal to a wide range of buyers.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

Externally, the property benefits from a private front garden, providing a lovely outdoor space to enjoy, together with access to a well-maintained shared rear garden.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

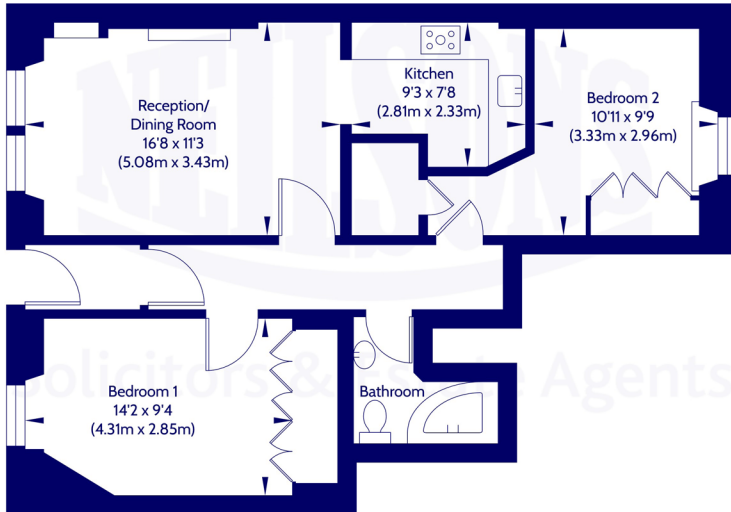
Bonnington is just to the north of the City Centre which can be easily accessed via a frequent bus service that runs close to the property. For the commuter St Andrew bus station and Waverley rail station are also within easy reach of the property. Shopping facilities locally include a Tesco Superstore and also the newly built St James Quarter is a short distance away. Recreational facilities include Victoria Park, Pilrig Park, St Marks Park, the Victoria Swim Centre, the Vue Cinema Complex plus a host of popular cafes, bars and restaurants in Newhaven, Leith Walk and the vibrant Shore area. The Water of Leith walkway and cycle paths are accessible from the neighbouring Newhaven Road offering scenic leafy walks in the area, connecting to the Shore and close by to the botanical gardens. Tram stops are easily accessible from the property, to be found on Leith Walk, giving direct and easy access to the airport, while also connecting to the wider city.





Approx. Gross Internal Floor Area 64 Sq M / 687 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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