



15/4 Pitt Street, Edinburgh, EH6 4BX

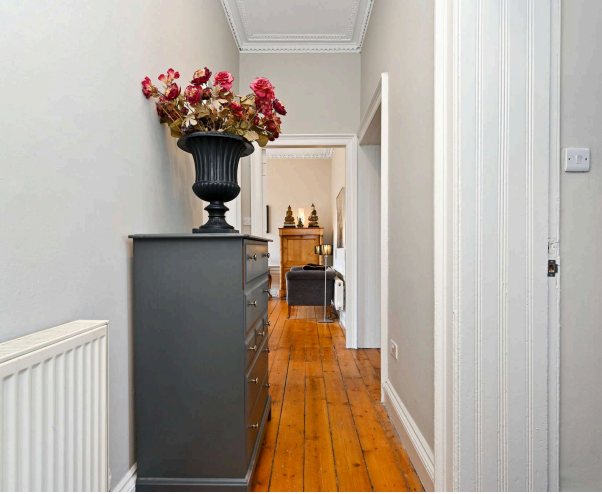


## Welcome

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 charming, sun filled, two bedroom second (top) floor tenement flat offers bright and spacious accommodation, boasting an elegant mix of contemporary comforts and many fine period features, including high ceilings and dado paneling in the sitting room, a bow-ended rear bedroom overlooking private gardens and the original flagged floor in the dining kitchen. The property forms part of a handsome Georgian B Listed building with only four owner occupied properties in the stair, set on a wide cobblestoned street well placed to access a great choice of local parks, the Water of Leith walk/cycleway leading down to the Shore. It is conveniently located in the Bonnington/Newhaven 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

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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

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

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# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

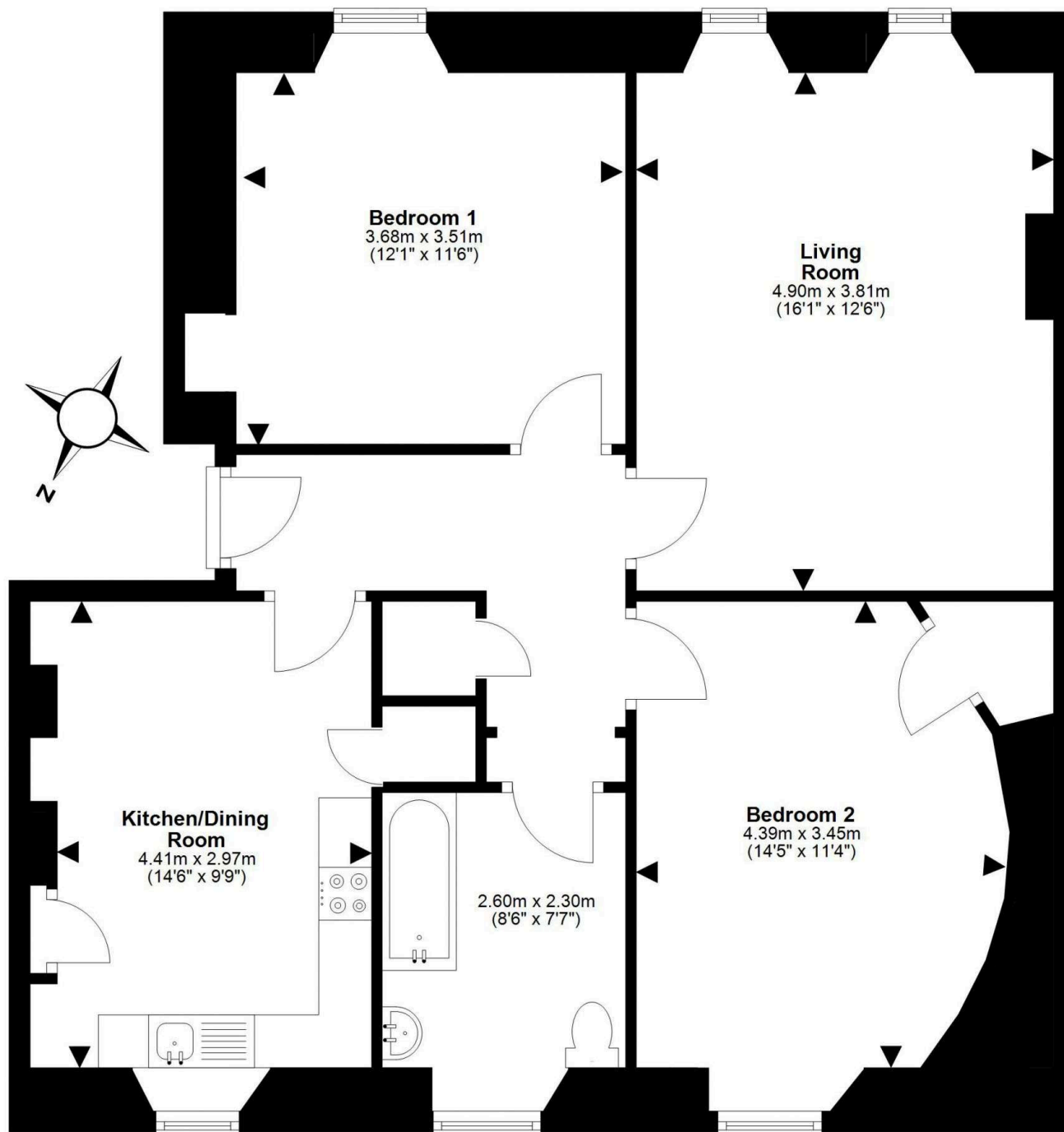
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.