



**64/6, (2F3), Pitt Street
Bonnington, Edinburgh
EH6 4DA**

Ideal first time buyer apartment.

- **Spacious one bedroom apartment located on second floor**
 - **Bright and airy lounge**
 - **Separate kitchen**
 - **Bathroom with shower**
 - **Communal garden to rear.**
- Popular neighbourhood. Viewing recommended.**



Description

This most appealing one bed first second floor flat forms part of a substantial traditional tenement building pleasantly located in the sought-after district of Bonnington, convenient to wide ranging amenities, schools and transport links. Stone steps lead up to a shared entrance giving access to this deceptively spacious dual aspect property offering well-proportioned accommodation with useful storage comprising welcoming hallway, spacious lounge, separate kitchen comprising; wall and base units, comfortable bedroom to the rear of the property with garden views, bathroom with shower. The property has gas central heating complemented by the installation of double glazing. An entry phone system provides security to the communal entrance hall which in turn gives access to rear steps leading down to a delightful communal rear garden.

Location

Bonnington is a popular area with nearby local convenience shopping while ideally placed to take advantage of the city's finest amenities

within a short bus journey/driveaway. The Shore area is nearby and has an array of award winning bars and restaurant. Local gyms include Leith Victoria Pool and Gym and David Lloyd in Newhaven.

Garden

Communal Garden to rear of property.

Parking

On street parking is available.

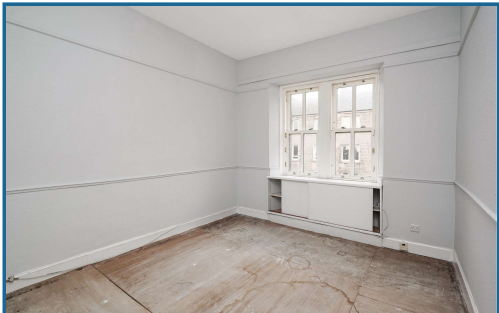
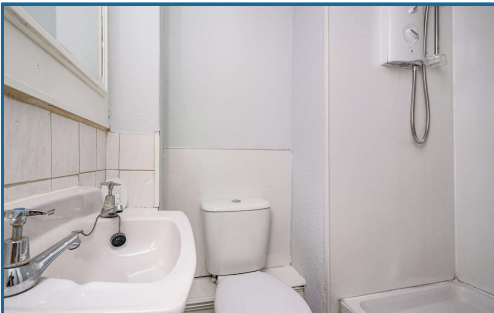
Extras

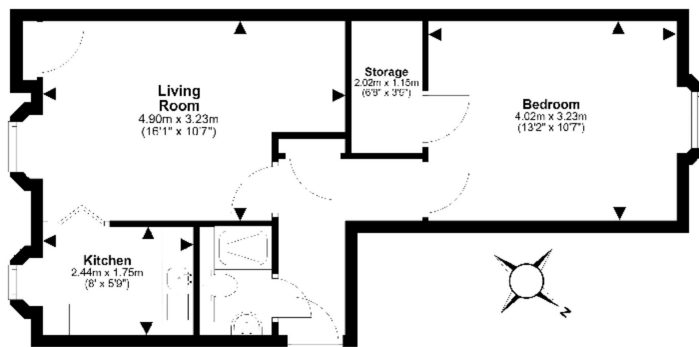
Property is sold as seen and purchasers will be required to organise their own gas and electricity suppliers from date of entry

Price And Viewing

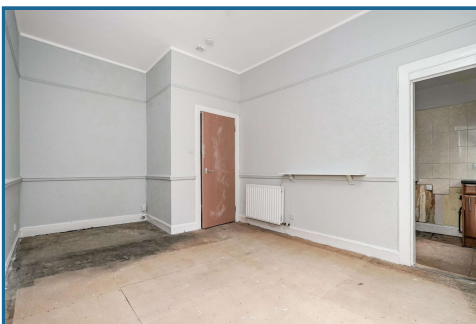
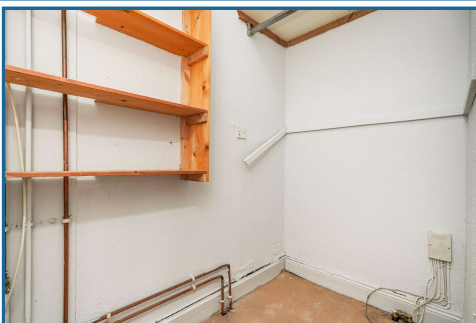
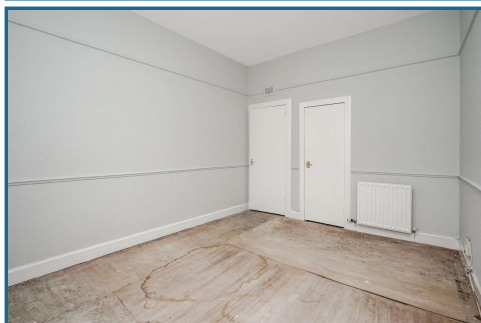
For price and viewing information or further details on this property please contact agents 0131 220 7122

**EPC Rating C
Council Tax Band B**





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.



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

espc

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