



4/5 Pitt Street Edinburgh, EH6 4BU



EPC
Rating



Council
Tax Band





“ Contemporary living with charming period character ”

Features

Exceptional top-floor three-bedroom apartment

Traditional fireplace, original wooden flooring, and attractive acorn and oak leaf cornicing

Close proximity to a host of excellent amenities

Natural light with the double aspect views



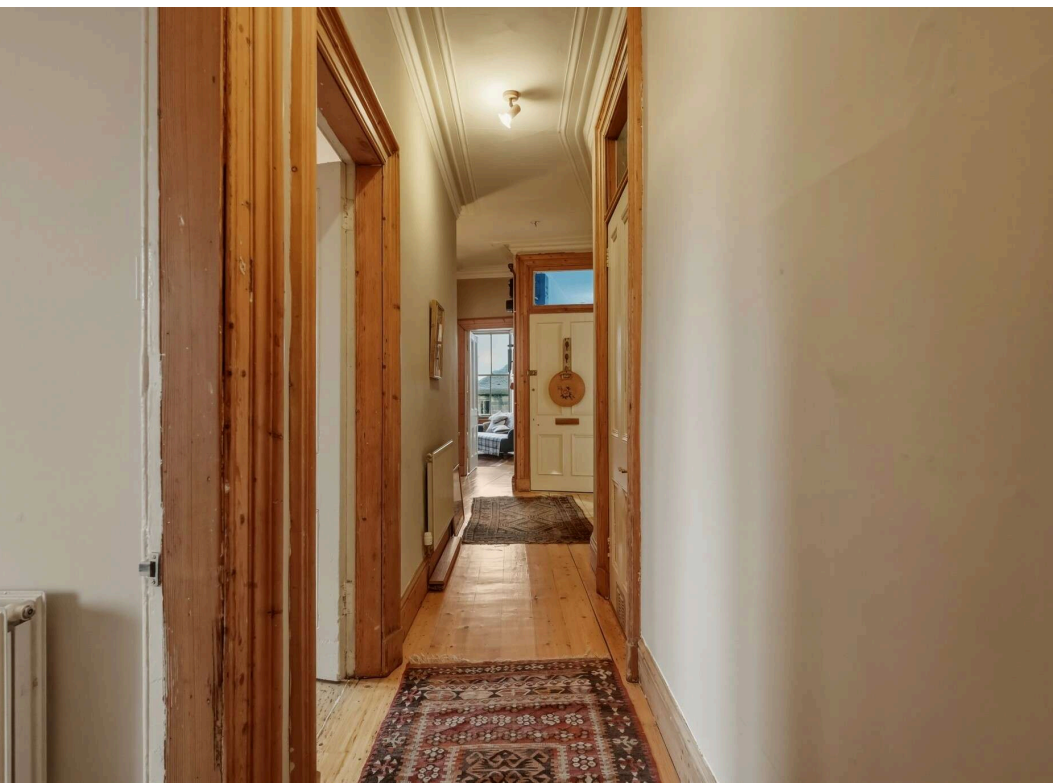


4/5 Pitt Street is an exceptional top-floor three-bedroom apartment that presents an excellent opportunity to acquire a beautifully presented home in the highly sought-after Bonnington district of Edinburgh.

The property has been thoughtfully decorated to a high standard,

successfully combining contemporary living with charming period character. Standout features include a wood-burning stove, traditional fireplace, original wooden flooring, and attractive acorn and oak leaf cornicing, while the modern kitchen and dining space provides a stylish and practical heart to the home.





Occupying the top floor, the property benefits from an abundance of natural light with the double aspect views from the living room, creating bright, airy and generously proportioned accommodation throughout. Three well-sized double bedrooms, excellent storage and additional pantry space further enhance the property's appeal as well as the free on-street parking and communal garden.

Accommodation comprises: large entrance hallway, spacious living room, three generous double bedrooms, modern kitchen/ dining area with pantry, bathroom with three-piece suite and a large additional storage cupboard with shelving.



Location

Pitt Street is located in the highly regarded Bonnington area of Edinburgh approximately two miles north-west of the City Centre and close to the historic Newhaven harbour. The area is renowned for its wide range of excellent local amenities which includes various cafés, restaurants and bars all within a few minutes-walk. Supermarkets such as a 24 hour ASDA provide ample choice for shopping nearby while Ocean Terminal with its excellent Vue Cinema and larger retail outlets including Marks and Spencer Food. There are lovely parks nearby: Victoria Park, Lethem Park and the Royal Botanic Gardens just a short distance away. Regular public transport services operate to and from the city centre and to surrounding areas and the Edinburgh cycle path network is easily accessed close by. There are also good schools within the local catchment area including Victoria Primary and Trinity Academy.





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Total: 928 sq. Ft, 86 m²
1st Floor: 928 sq. Ft, 86 m²
Excluded Areas: Fireplace: 17 sq. Ft, 2 M², Walls: 72 sq. Ft, 7 m²

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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.



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