

113/1 Pitt Street

LEITH, EDINBURGH, EH6 4DE



Beautifully renovated ground-floor flat with stylish open plan living and direct garden access on Pitt Street



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McEwan Fraser Legal is delighted to present this beautifully renovated one-bedroom ground-floor flat, ideally located on Pitt Street. Finished to an exceptionally high standard throughout, this stylish home offers contemporary living in true move-in condition.

THE LIVING ROOM / KITCHEN



The property boasts a bright and modern open-plan kitchen and living room, thoughtfully designed to maximise both space and functionality while creating an ideal setting for relaxing or entertaining. The sleek kitchen is complemented by quality finishes and a clean contemporary design.





The spacious double bedroom provides a comfortable retreat, while the impressive bathroom has been finished to a high specification with a stylish and modern feel throughout.

THE BATHROOM



THE BEDROOM



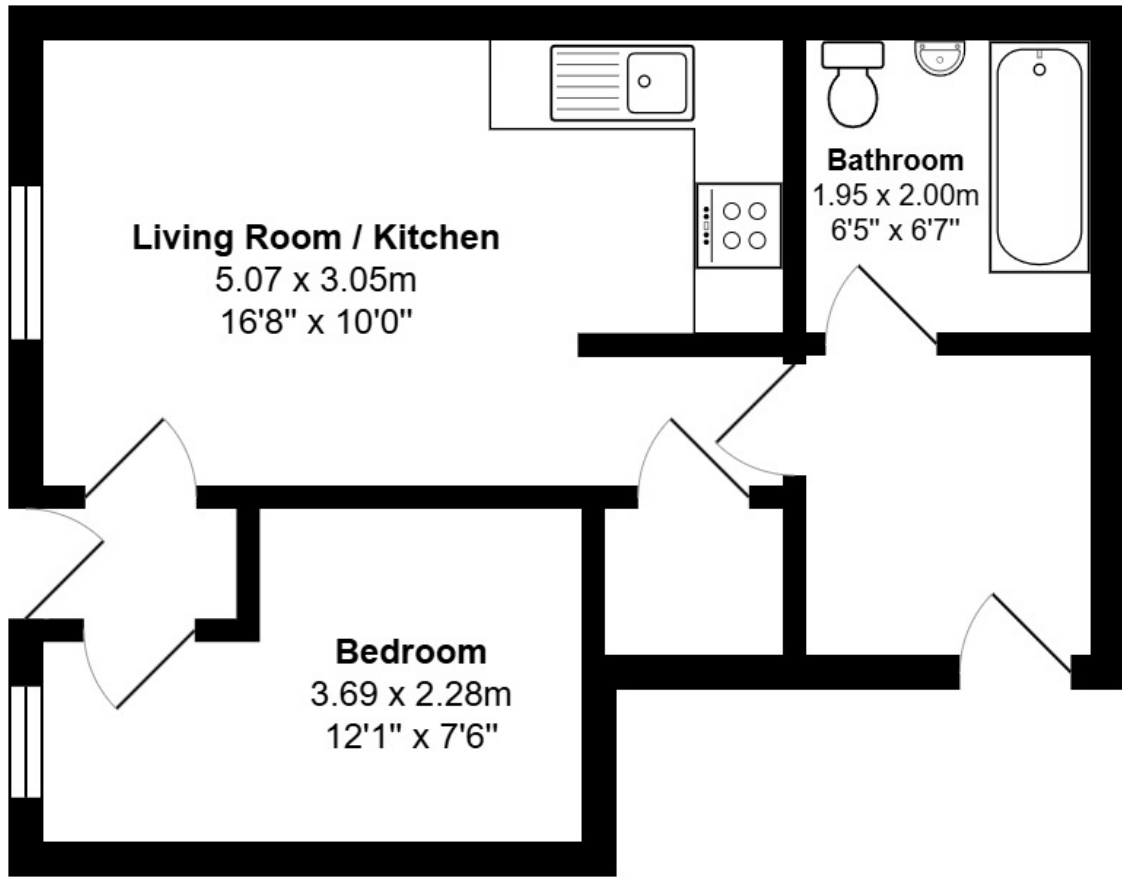
A particularly attractive feature of the property is the direct access to the communal rear garden, offering a pleasant outdoor space rarely found with flats of this style.

Situated in a highly convenient location close to excellent local amenities, transport links, and the city centre, this outstanding property is perfectly suited to first-time buyers, professionals or investors alike. Early viewing is highly recommended.

EXTERNALS

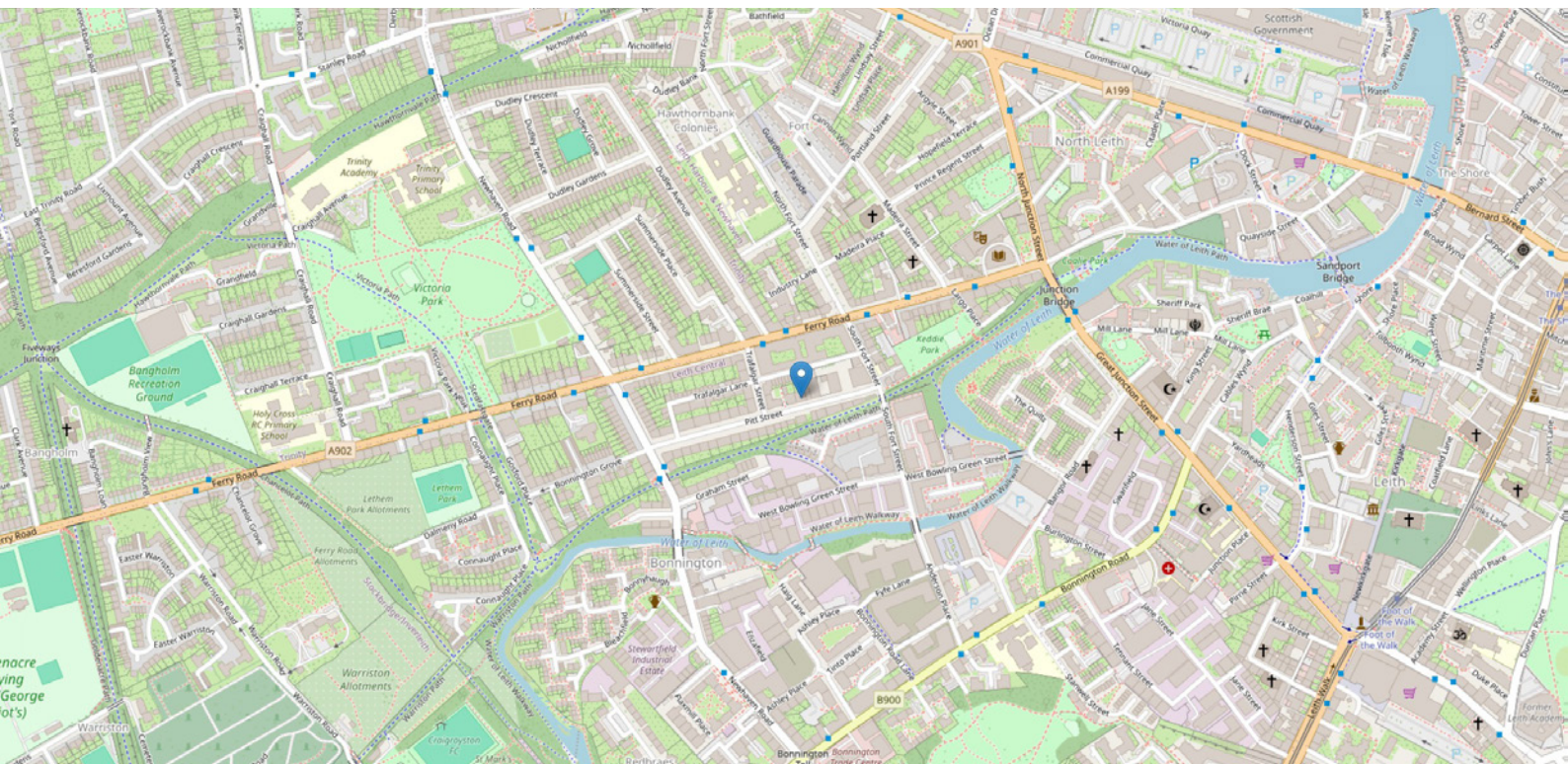


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 35m² | EPC Rating: C



THE LOCATION

The water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.





Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements. Goldenacre and Great Junction Street provide more extensive facilities, including all the usual banking, building society and Post Office services.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.

East and west communication within the city is very quick and easy using Ferry Road. Nearby, Inverleith Row gives direct access to the city centre and the New Town.



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