

# 76/8 Pitt Street

BONNINGTON, EDINBURGH, EH6 4DB



*BRIGHT AND SPACIOUS ONE BEDROOM THIRD FLOOR FLAT IN THE HEART OF BONNINGTON*



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McEwan Fraser Legal is delighted to present this very well-presented, light and spacious third-floor flat within a traditional tenement, located in the Bonnington area of Edinburgh, close to the Water of Leith walkway leading to the Shore's trendy bars and eateries.

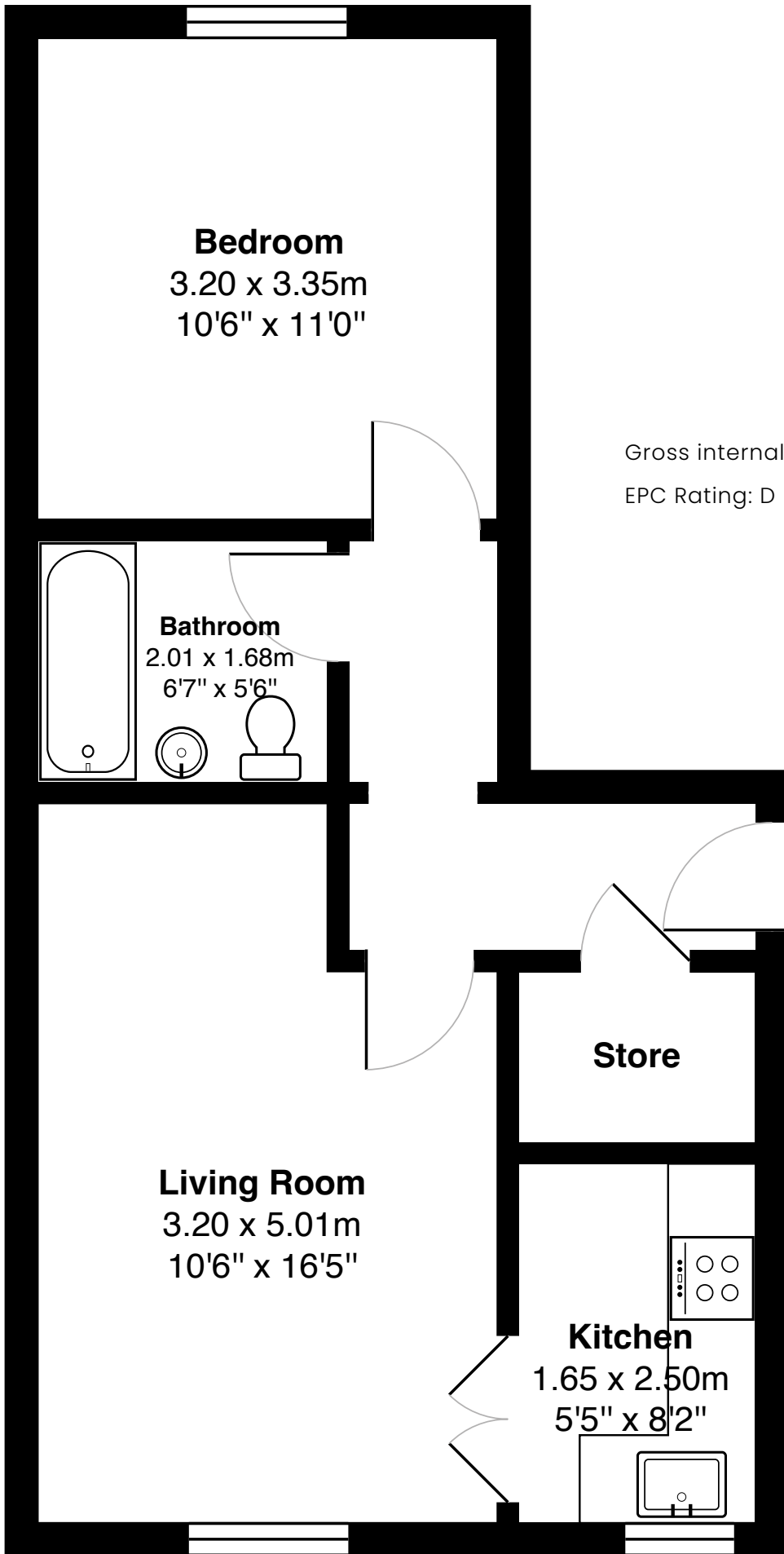
The property's bright public room provides ample free floor space for both seating and dining furniture. The double bedroom boasts ample space for free-standing furniture and Edinburgh Press-style shelving. The kitchen is fitted with floor and wall units with space for appliances, and a beautifully appointed contemporary shower room with an electric shower and vanity sink unit.

The property further benefits from gas central heating, double glazing and well-kept communal rear gardens.









Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>

EPC Rating: D





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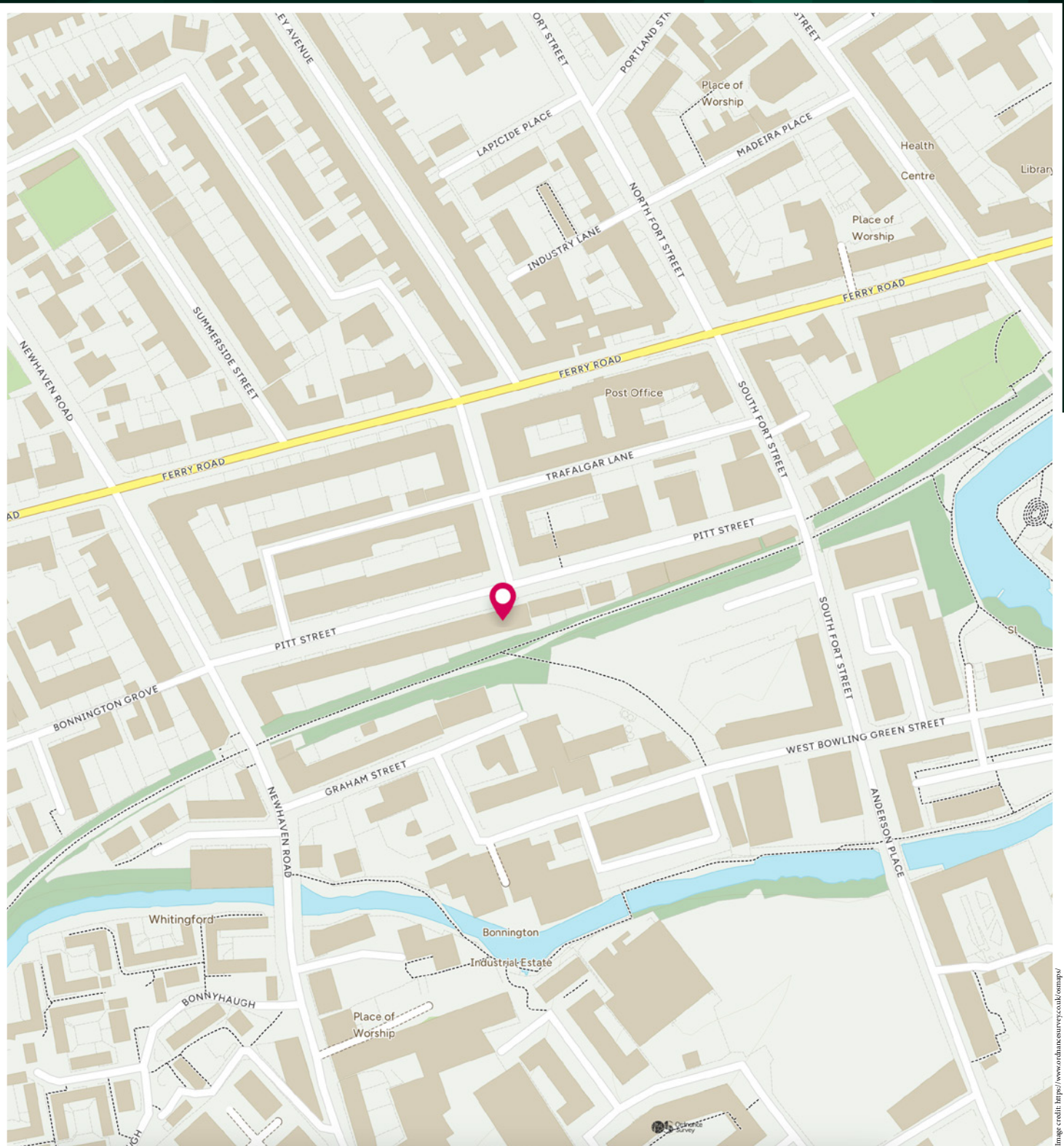
The water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas 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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# McEwan Fraser Legal

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