

COULTERS<sup>©</sup>

# 8 (1 F2) PITT STREET

BONNINGTON, EDINBURGH, EH6 4BU

2 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

Positioned on the first floor of a traditional tenement, this beautifully bright apartment would make an excellent first home or investment opportunity. Retained period features including intricate cornicing, fireplace, sash and case windows and original timber flooring and doors give the home character and charm.



The accommodation comprises: sitting room with twin windows, large open plan kitchen/dining room with pantry cupboard, a good sized double bedroom, second bedroom with raised double bed and a bathroom with overhead shower and statement blue subway style tiling.

The property is fitted with single glazed sash and case windows and it has gas central heating.

## KEY FEATURES



First floor apartment



Two double bedrooms



On street parking & shared gardens to the rear



Quick access to Edinburgh's cycle network



Excellent bus & tram service nearby



Short walk to The Shore and the coast at Newhaven





The building has a secure entry system and to the rear, there is an enclosed, communal garden, mainly laid to lawn with established trees and shrubs. Unrestricted parking is available on the street below.

## EXTRAS

All blinds, light fittings, fitted floor coverings and range cooker are included in the sale price.



## THE LOCAL AREA

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 neighborhood. 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 is 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.

## GET IN TOUCH



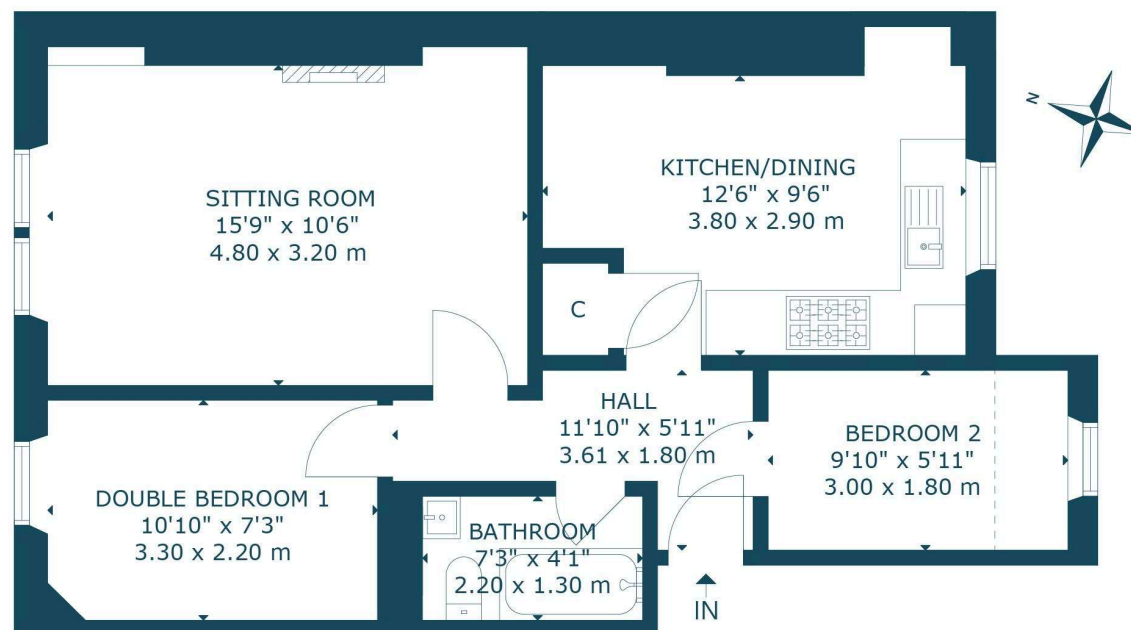
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0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



FIRST FLOOR

8 (1F2) PITT STREET, BONNINGTON, EDINBURGH, EH6 4BU  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 562 SQ FT / 52 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.