



GILSON GRAY

LAW • PROPERTY • FINANCE

27A PITT STREET

Bonnington, Edinburgh, EH6 4BY



This main-door two-bedroom lower ground-floor flat is a large, light-filled residence, which forms part of a B-listed classical tenement building (1859) in much sought-after Bonnington. It enjoys traditional architecture and period features, as well as bright and spacious rooms with appealing decoration throughout. The city flat further benefits from a quality kitchen and shower room; plus, it has a private cellar plus a communal rear garden. It is a superb residence for anyone seeking proximity to the city centre, as well as excellent amenities, schools, and transport links. Extras: integrated kitchen appliances (oven, gas hob, fridge/freezer, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Bright and spacious lower ground-floor flat
- Part of a traditional B-listed building
- Situated in sought-after Bonnington
- Well-presented interiors throughout
- Private main-door entrance
- Welcoming central hall with storage
- South-facing living/dining room
- Openly accessed modern kitchen
- Large double bedroom
- Versatile single bedroom with storage
- Stylish three-piece shower room
- Private cellar for storage
- Communal back garden
- Unrestricted on-street parking







"A MAIN-DOOR LOWER
GROUND-FLOOR FLAT
WITHIN A B-LISTED
CLASSICAL BUILDING,
SITUATED IN MUCH SOUGHT-
AFTER BONNINGTON"





EPC RATING:

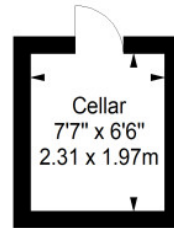


COUNCIL TAX BAND:

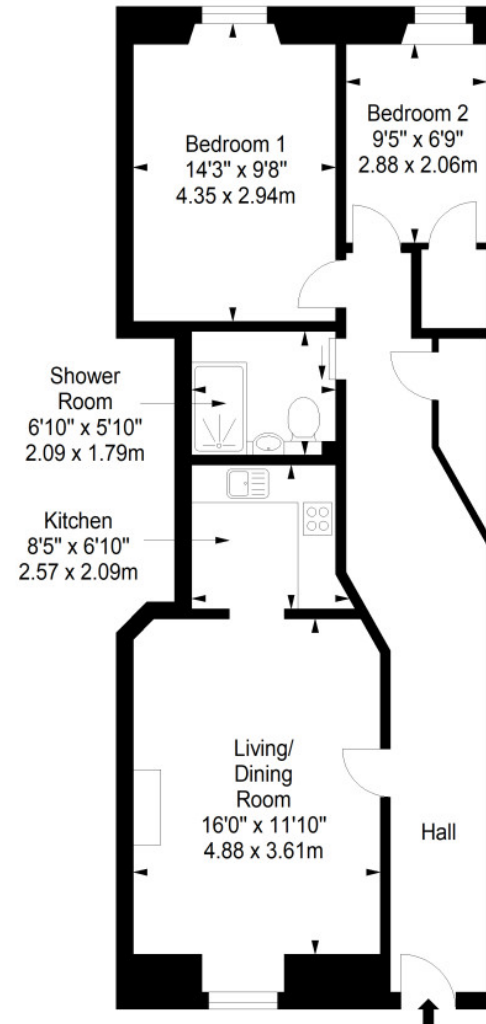


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Cellar
Approx. 4.5 sq. metres (48.4 sq. feet)



Lower Ground Floor
Approx. 66.9 sq. metres (720.1 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 sq. feet)



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