

## Leith, Edinburgh

80/3 PITT STREET, EDINBURGH EH6 4DB

Bright and well-proportioned upper ground floor flat on an attractive residential street in Leith.

**WILSON WARD**  
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## Description

The property is situated on the upper ground floor of a purpose-built block on an attractive residential street in Leith and benefits from bright, well-proportioned living space with a sunny south-facing balcony affording leafy views towards Edinburgh Castle.

The property comprises of:

- Entrance Hall
- Living/Dining Room
- Separate Kitchen
- Double Bedroom with built-in wardrobes
- Bathroom
- Electric Heating
- Double-Glazing

## Location

Pitt Street is a street of predominantly residential period homes running parallel with Ferry Road in the north of the city. There are local amenities just moments away on Ferry Road and Newhaven Road, whilst the open spaces of Victoria Park are only a short distance away. There is a large Asda superstore at Newhaven and a wide selection of shops and entertainments at Ocean Terminal. The bustling bars and coffee shops of The Shore are also nearby and can be accessed via the leafy Water Of Leith Walkway. Running adjacent to the rear of the property the North Edinburgh Cycle Network offers excellent traffic free links to many parts of the city, whilst the motorist can use Ferry Road to connect to larger arterial routes to the east and west.

## Extras

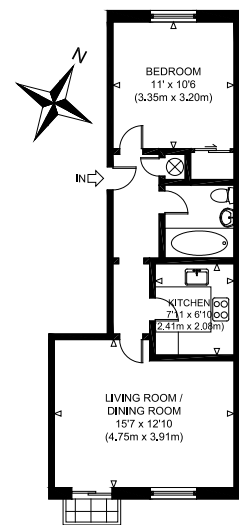
Floor coverings, curtains, light fittings, built-in oven and hob, washing machine and fridge freezer are all included in the sale.

## Council Tax Band

Band C

## Viewing

By appointment with Agents. Tel: 0132 467 7550



RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 490 SQ FT / 45.6 SQ M

PITT STREET

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 490 SQ FT / 45.6 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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