



70 Pitt Street Bonnington, Edinburgh EH6 4DB

**Most Appealing One Bedroom Main Door Basement Flat
Requiring Upgrading**

- Entrance Vestibule/Hall • Lounge/Diner •
- Double Bedroom • Fitted Kitchen • Shower room • Rear Hall •
- Gas central heating • Double glazing •
- Shared front patio/rear garden • Unrestricted on-street parking •



Description

This most appealing main door basement flat forms part of a substantial traditional building pleasantly located in the sought-after district of Bonnington, convenient to a wide range of amenities and transport links.

Stone steps lead down to a shared front patio giving access to this spacious property offering well-proportioned accommodation comprising entrance vestibule/hall, lounge/diningroom, fitted kitchen, double bedroom with storage, shower room and rear hall. While upgrading is now required, the flat does benefit from gas central heating, double glazing, useful storage, well-tended shared rear garden and unrestricted on-street parking.

Location

Bonnington is a popular area with nearby local convenience shopping while ideally placed to take advantage of the city's finest amenities with a range of major retail outlets, fine dining/nightlife and cultural venues all within a short bus journey/drive away. There are many recreational facilities in the vicinity including access to the Water of Leith walkway providing excellent cycling and the beautiful Victoria Park. The fashionable Shore district is also easily accessible providing wide ranging amenities

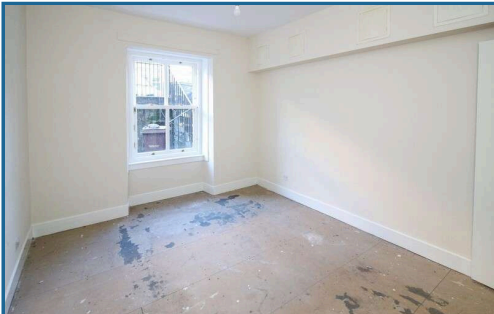
including a large sports complex, restaurants & bistros and the Ocean Terminal with shopping mall and multi-screen cinema. A frequent and effective public transport service operates nearby to many parts of the city and close proximity to Ferry Road also gives the area distinct location advantage in terms of accessibility to Edinburgh International Airport, Queensferry Crossing and the central motorway network.

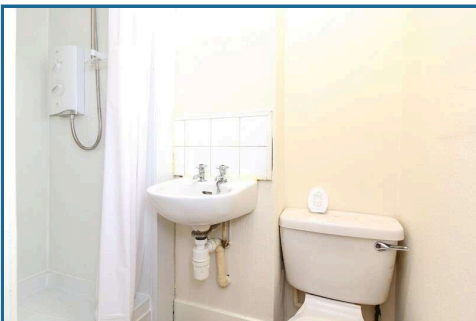
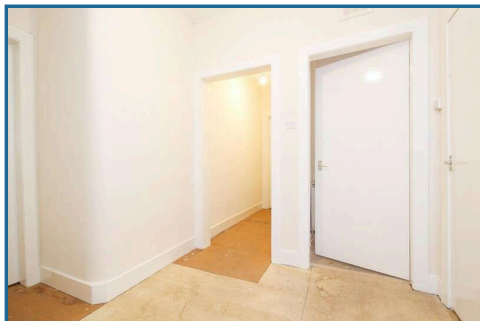
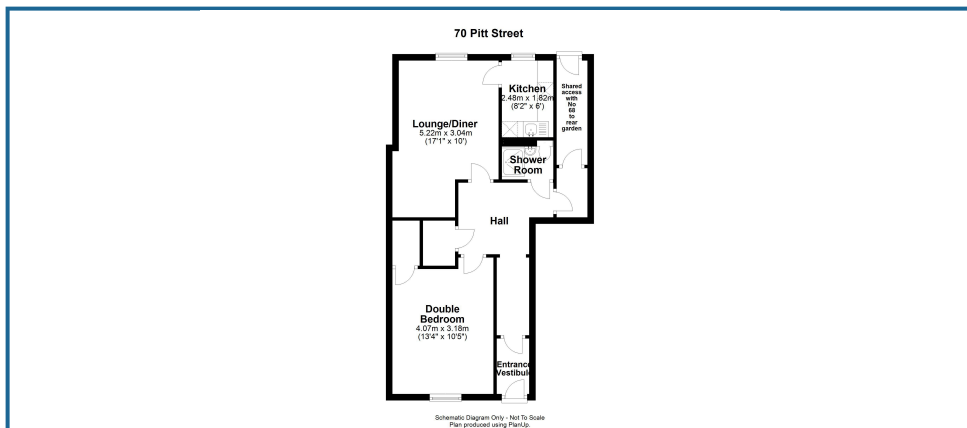
Note This property is being sold as seen and purchasers will be required to organise their own gas and electricity suppliers from date of entry.

Price And Viewing For price and viewing information or further details on this property please contact agents 0131 220 8742

EPC Rating C

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



tc young solicitors

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