









Offers Over
£300,000

92 Pitt Street

Bonnington | Edinburgh | EH6 4DD

A fantastic opportunity has arisen to acquire this rarely available three-bedroom main door upper villa located in a quiet residential pocket of the sought-after Bonnington district of the city. Close to the city centre, excellent amenities and transport links, this property will undoubtedly appeal to a variety of buyers including professionals, investors and growing families.

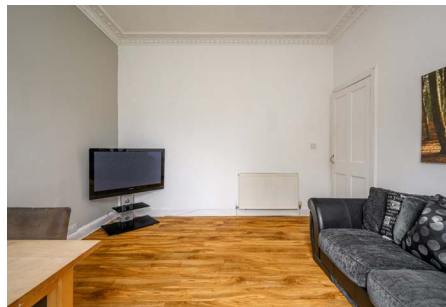
-  3 beds
-  1 public
-  1 bathroom
-  On-street free parking
-  EPC Band - E
-  Council Tax Band - C



Description

Internally, the property is presented in a walk-in condition while briefly comprising of; inviting entrance staircase with first floor storage cupboard, entrance hallway with access to the attic space which offers scope for future development and extension, bright and spacious lounge/diner with a peaceful leafy outlook, fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and a mixture of base and wall-mounted units while being styled with wooden cabinets and a marble-like worktop, three well-proportioned double bedrooms all with ample space for freestanding furniture and different configurations while one benefits from a dual-aspect outlook and a cupboard housing the boiler, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, there is more than adequate on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

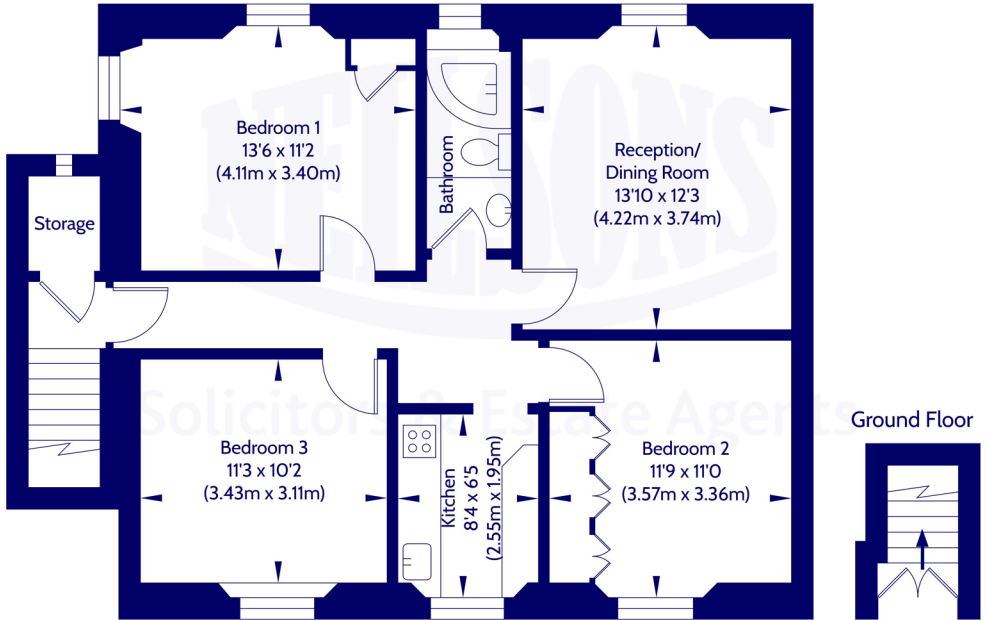
Bonnington is just to the north of the City Centre which can be easily accessed via a frequent bus service that runs close by. For the commuter St Andrew bus station and Waverley rail station are also within easy reach of the property. Shopping facilities locally include a Tesco Superstore and the Ocean Terminal shopping centre is a short distance away. Recreational facilities include Pilrig Park, Victoria Swim Centre, the Vue Cinema Complex plus a host of popular cafes, bars and restaurants in Broughton and the vibrant Shore area.

First Floor

Approx. Internal Area 78.7 Sq M / 847 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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