



FOR SALE Offers Over **£120,000**

113/12 Pitt Street, Leith
Edinburgh, EH6 4DE



Delightful & Bright double bedroom + box room top floor flat, with on-street parking, GCH DG & Stunning Views. Ideal First time buyer or buy to let investment.

This top floor flat has been freshly decorated throughout, benefiting from full gas central heating and double glazing and offers fantastic views over the City. Located in a delightful area of Leith, with unrestricted on-street parking, secure entry within a well maintained stairway. The bright accommodation includes a good sized carpeted lounge, with two large double-glazed windows providing stunning views towards Arthurs Seat and Edinburgh Castle. The internal kitchen, with tiled floor, whilst being in a reasonable move in condition, could benefit from some modernisation, and is complete with all appliances. The carpeted double bedroom, also with delightful views lies adjacent to the large boxroom, which could easily be used as a dressing room or study. The WC and shower room complete the accommodation and are fitted to a modern & good standard, with white and chrome fittings and tiled floors. The Vokera boiler is located in the kitchen and provides both heating and hot water, making this property very economical to run.

Pitt Street is located just off Ferry Road, with many local amenities within an easy walk, as well as being in easy reach of the City Centre by both public transport and car. The popular Ocean Terminal Shopping & Leisure Centre is also closeby as well as a variety of eateries and bars. This property has an excellent private rental history, being fully compliant for private residential letting, with smoke and heat detectors as well as a mains wired carbon monoxide detector all in place. A monthly rental of £725pcm is achievable, based on a furnished professional tenancy.

The sale price includes all floor coverings, kitchen appliances to include washing machine, tumble dryer, fridge-freezer and microwave, although no guarantees or warranties can be given on these.

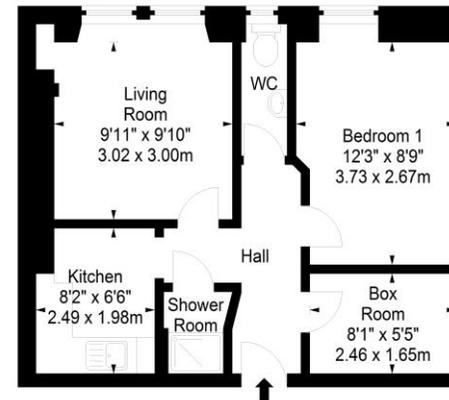
Viewings are by appointment only. Please telephone the Agent: 0131 555 2777 for an appointment.

All Offers should be submitted within the format of the Scottish Standard Clauses (Edition 2) to the Agent in the first instance. In order to comply with AMLR for Estate Agents verified ID of all potential purchasers must be included with their Offer to be considered.

Pitt Street,
Edinburgh, EH4 2GH



Approx. Gross Internal Area
422 Sq Ft - 39.20 Sq M
For identification only. Not to scale.
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Third Floor



Watt Property, Watt House, 5a Giles Street, Edinburgh, EH6 6DJ
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Disclaimer: These particulars are produced in good faith and are for use as a general guide only. They do not constitute any part of a contract. Potential purchasers must satisfy themselves by inspection or otherwise on all matters.



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to find out more
about our
Fixed Fees
from £960