



42 Pitt Street, Leith, Edinburgh, EH6 4DA

Two Bedroom, Main-Door Basement Flat

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Property Description

Beautifully-presented, two-bedroom, main-door basement flat forming part of traditional stone-built terrace. Located on a cobbled side street, conveniently located in the Leith area, north of Edinburgh city centre.

Comprises an; entrance hallway, a living / dining room, kitchen, two double bedrooms, a WC and a shower room. Highlights include varnished hardwood flooring and light neutral decor throughout, a fitted kitchen with appliances, and modern bathroom suites.

In addition, there is gas central heating, double glazing, a patio to the front, and a highly maintained southerly facing shared garden to the rear.

The large hall space gives access to all rooms except the kitchen and features varnished hardwood flooring that carries throughout the property and a built-in store cupboard and space for outerwear.

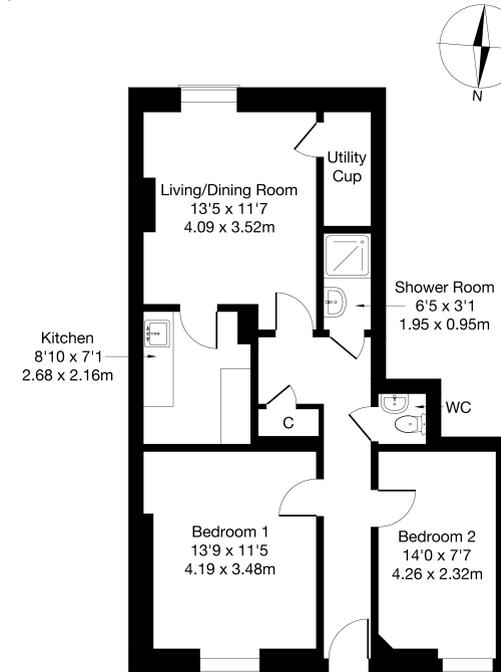
Rear-facing, the lounge looks out to the shared garden and gives access to the utility cupboard (housing a washing machine) and the kitchen. The adjoining traditional kitchen has fitted units with stone-effect worktops, a tiled surround, sink with drainer, with appliances including a fridge/freezer and an electric cooker.

Set to the front are two double bedrooms, with pendant light fittings, and ample space for freestanding storage. The shower room is set internally off the hall and includes a hand basin and an integrated cubicle with a mains mixer, whilst the separate WC is fitted with a two-piece suite.

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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith is a renowned and historic port area of Edinburgh, and is a vibrant city location with a mix of traditional and modern residential properties. A high amenity area, there is extensive convenience and specialist shopping, with a Tesco superstore on Duke Street, Lidl on Easter Road, and an ASDA at Sandpiper Drive. The Shore area also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst the Ocean Terminal complex has many high-street names, restaurants,

a Marks & Spencer Foodhall, gym, and multi-screen cinema. There are numerous public parks and squares, including the expansive Leith Links and The Water of Leith Walkway. There are many frequent bus services, and the area is well-served by a number of primary schools, with secondary schooling at Leith Academy, just south of Leith Links.





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