



**Flat 9, 10 Tinto Place,
Edinburgh, EH6 5FL**

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Sitting Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- En suite Shower Room
- Gas Central Heating & Double Glazing
- Residents Carpark
- EPC Rating - B



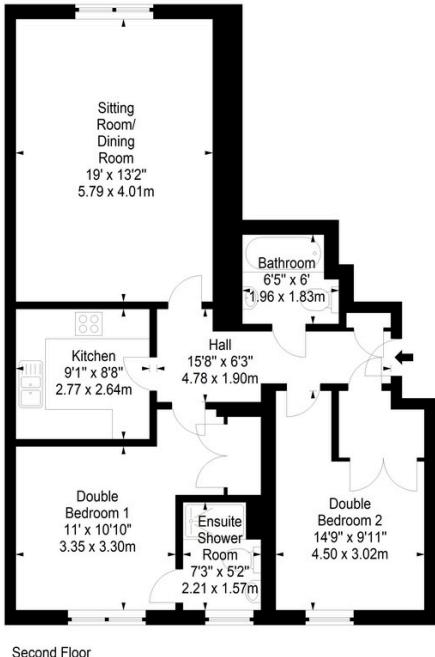
This attractive second floor flat is situated within the highly desirable and central location of Bonnington moments from excellent amenities, quick transport links, and the Water of Leith path. The immediate area provides easy access to the Ocean Terminal shopping centre, the trendy Shore area, and close proximity to leafy parks and green spaces. In move-in condition, the property is an excellent opportunity for first-time buyers, young professionals and buy-to-let investors. The accommodation comprises a generous Sitting Room/Dining space, a modern kitchen, a spacious master bedroom with built-in wardrobe and en-suite shower room, and a second double bedroom. The property is serviced by a well-maintained communal entrance with secure entry system and enjoys a bright, airy aspect throughout. It also benefits from full double glazing and gas central heating. Included in the sale are fitted carpet and floor coverings, cooker, oven, hob, hood, washing machine, light shades and fridge-freezer. All appliances are sold as seen with no warranty provided.



Tinto Place,
Edinburgh,
Midlothian, EH6 5FL



Approx. Gross Internal Area
839 Sq Ft - 77.94 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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