

# 15/12 Tinto Place

BONNINGTON, EDINBURGH, EH6 5GD



*Stylish two-bedroom, modern top-floor apartment which forms part of a sought-after development in Bonnington*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

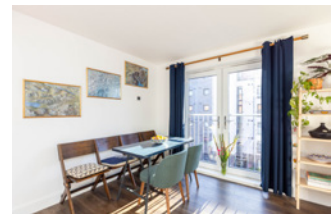


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this stylish two-bedroom, modern top-floor apartment which forms part of a sought-after development in Bonnington. The property is presented to the market in excellent condition making this a real 'turn-key' opportunity for young professionals or a buy-to-let investor. Alongside excellent proportions, the property enjoys gas central heating, double glazing, a secure entry system, a residents' car park, and landscaped grounds.

# THE LIVING ROOM/KITCHEN



Accommodation is focused on a spacious open-plan kitchen/reception that is bright, neutrally decorated, and finished with quality laminate flooring. There is plenty of floor space to accommodate a large suite, a dining table, and supporting furniture which will give a new owner plenty of scope to create their ideal entertaining space.





The kitchen has a generous range of base and wall-mounted units that offer plenty of prep and storage space. There are a range of integrated appliances including an induction hob, an electric oven, a fridge/freezer, and a dishwasher.







The accommodation has a stylish modern bathroom which is partially tiled and finished with a white three-piece suite with a shower over the bath.

# THE BATHROOM





# BEDROOM 1



Bedroom one is a particularly appealing room that boasts a Juliet balcony, laminate flooring, a large integrated wardrobe, and plenty of space for additional freestanding bedroom furniture. Bedroom one also has access to a partially tiled en-suite shower room.





# BEDROOM 2

Bedroom two is a further ample double bedroom with integrated storage.





The development offers direct access to the Water of Leith walkway. Additionally, it's only a 15-minute walk to Leith Walk and a 25-minute stroll to the City Centre.

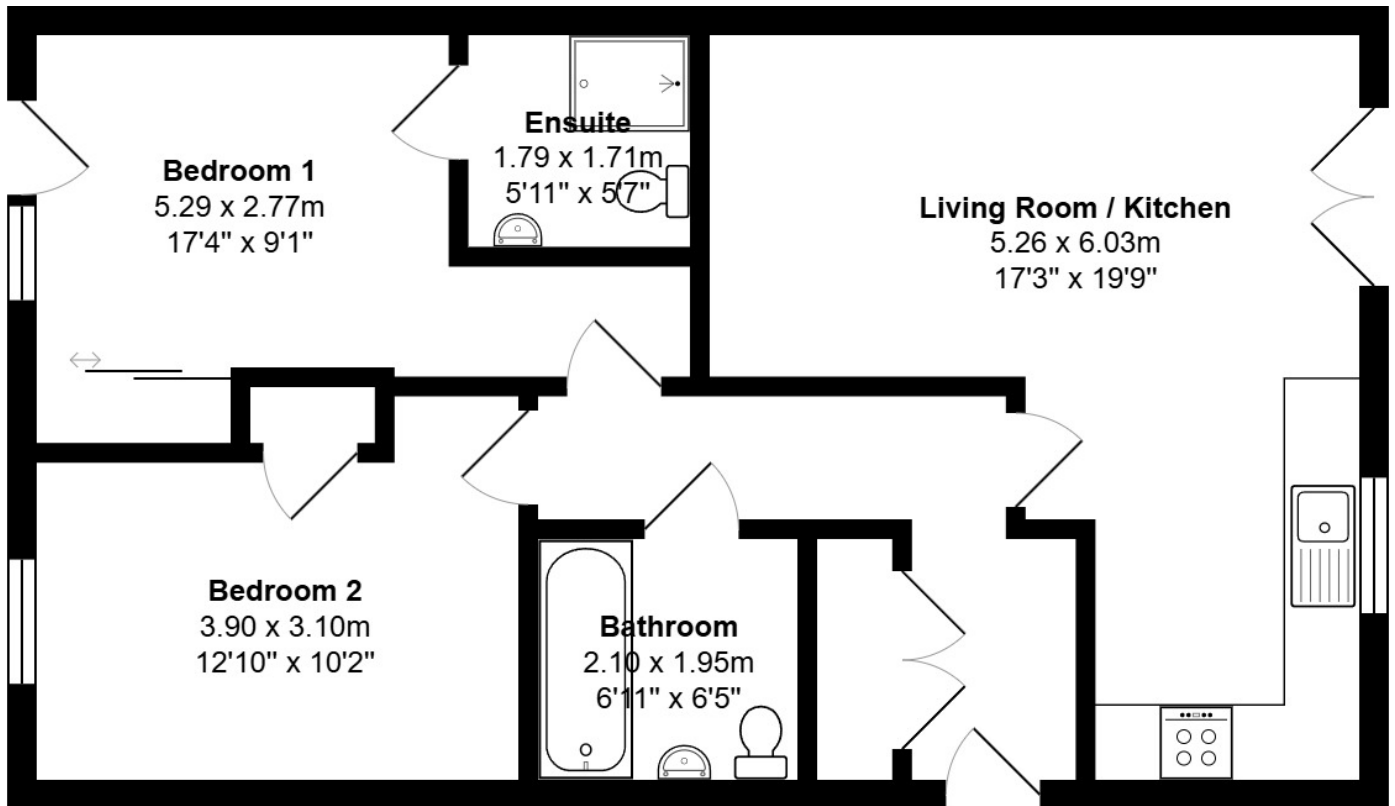
This is a superb apartment and early viewing, by appointment only, is highly recommended.

# EXTERNALS





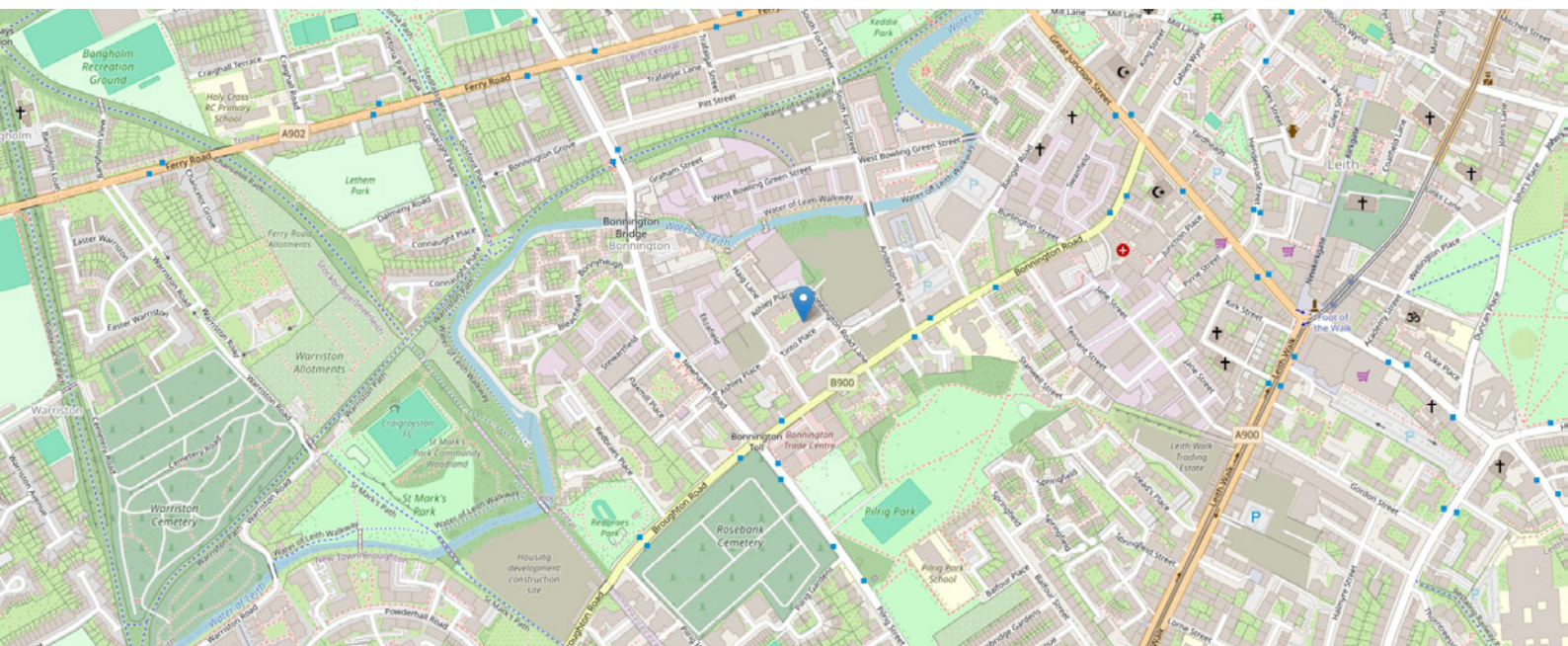
# FLOOR PLAN, DIMENSIONS & MAP



[CLICK HERE FOR  
VIRTUAL TOUR](#)

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Bonnington is situated between Leith and Trinity and is surrounded by a choice of leafy green parks and the tranquil Water of Leith walk and cycle route. The area comprises a wide variety of property styles, including stone tenement properties built around the turn of the Century, detached villas with private gardens, and several modern housing developments.







Nearby, Leith has a great range of amenities including independent retailers, a historic library, a post office, a theatre, doctors, pharmacies, cafes, restaurants, pubs, and takeaways. The Shore is also within easy reach along the Water of Leith Walkway and offers a range of fashionable cocktail bars, Michelin Star restaurants, trendy bistros, and coffee houses.

The area is well served by regular bus services to the city centre and beyond and the property is also well positioned for access to the Forth Road Bridge, City Bypass and the M8 to Glasgow, making commuting fast and convenient.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.