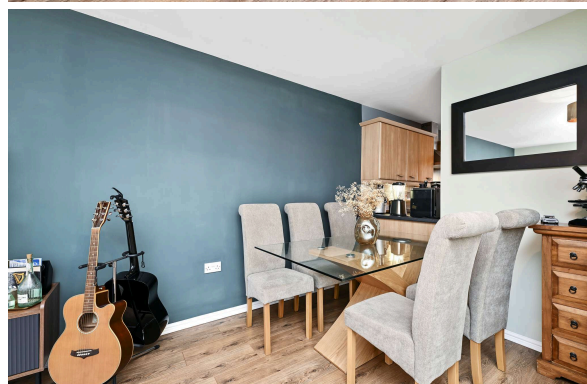




10/1 Tinto Place
BONNINGTON | EDINBURGH | EH6 5FL


warners
solicitors & estate agents



10/1 Tinto Place

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Nestled on a quiet street in the heart of Bonnington, moments from excellent amenities, quick transport links, and the Water of Leith path, is this immaculately presented ground-floor apartment. Originally the show home, this stylish property boasts beautifully landscaped front garden, a fully enclosed and south-facing private rear garden, gas central heating with a new combi boiler upgraded in 2023 (with Nest remote control), double glazing, a communal bike store, and elegant interiors. This apartment offers an ideal purchase in a tranquil yet well-connected location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a large lounge with generous dining space and patio doors leading to the rear garden, a contemporary kitchen with attractive units and a useful breakfast bar, a spacious master bedroom with built-in wardrobes and an elegant en-suite shower room, and a second double bedroom with a further built-in wardrobe. The flat is completed by an exquisite main bathroom with a shower over the bath. Custom-made window blinds are fitted throughout, adding a refined touch to the decor.

Externally, both the front and rear gardens have been landscaped to a high standard, with the wide rear garden mainly laid to lawn and featuring a paved section ideal for al fresco dining. The property is also just a short five-minute walk to a gym and swimming pool, making it perfect for an active lifestyle.

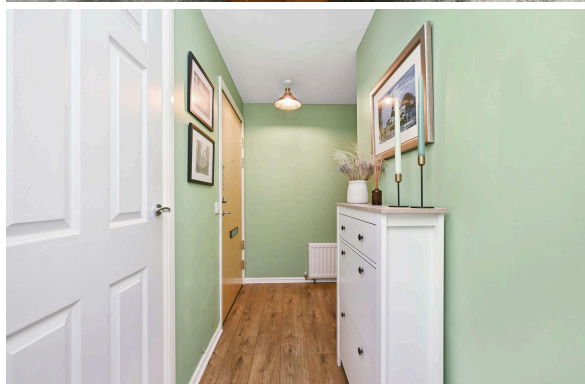
- Stylish ground-floor modern apartment
- Communal bike store
- Beautifully landscaped front and rear gardens
- Large private south-facing rear garden
- Welcoming hallway with storage
- Bright lounge with dining space
- Contemporary kitchen with breakfast bar
- Two double bedrooms and two bathrooms

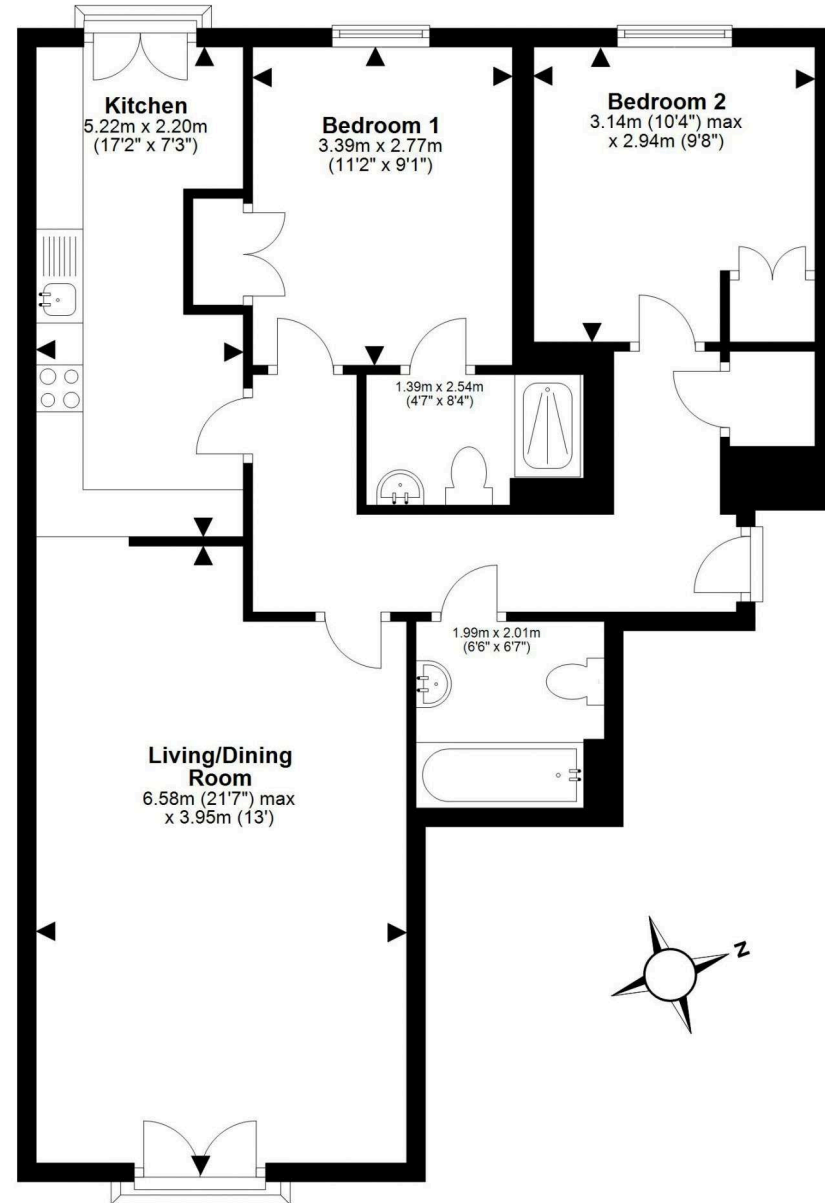
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The sought-after city suburb of Bonnington is surrounded by leafy green parks the tranquil Water of Leith walk and quick cycle route. The immediate area provides an excellent range of amenities with the nearby Ocean Terminal shopping centre offering a cinema complex, gym and restaurants. For one of the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelin-star restaurants, trendy bistros, and coffee houses, is nearby. Enjoying the outdoors couldn't be easier with the leafy Pilrig Park on your doorstep. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, there is a leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. 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 tram line Forth Road Bridge and City Bypass.

EPC B, Council tax E. Factor is managed by Trinity factoring and costs approx £70 per month, this covers Building insurance; Communal cleaning; landscaping; communal electricity; Engineering insurance; fire safety; lift maintenance; general repair. Included in this sale are curtains, blinds, fridge/freezer; washing machine; dishwasher; oven and hob.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.