



6/1 Tinto Place
BONNINGTON | EDINBURGH | EH6 5FJ


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Located in the sought-after residential area of Bonnington, just moments from Edinburgh's city centre, this spacious two-bedroom ground floor flat offers an excellent opportunity for a variety of buyers. The heart of the home is the open-plan living, dining, and kitchen area, perfect for entertaining and filled with natural light. The generously sized master bedroom features an en-suite shower room and built-in wardrobe.

The second bedroom is also spacious and includes additional storage. A family bathroom with a three-piece suite completes the accommodation. The property also benefits from a secure entry system, residents' parking, and a well-maintained stairwell managed by factoring.

- Prime location in Bonnington, near Edinburgh city centre
- Spacious open-plan living, dining, and kitchen area
- Generously sized master bedroom with en-suite shower room
- Second spacious bedroom with additional storage
- Family bathroom with three-piece suite
- Secure entry system, residents' parking, and well-maintained communal areas

Light fittings, net curtains, and blinds in the living room included in sale. EPC Rating Band B.

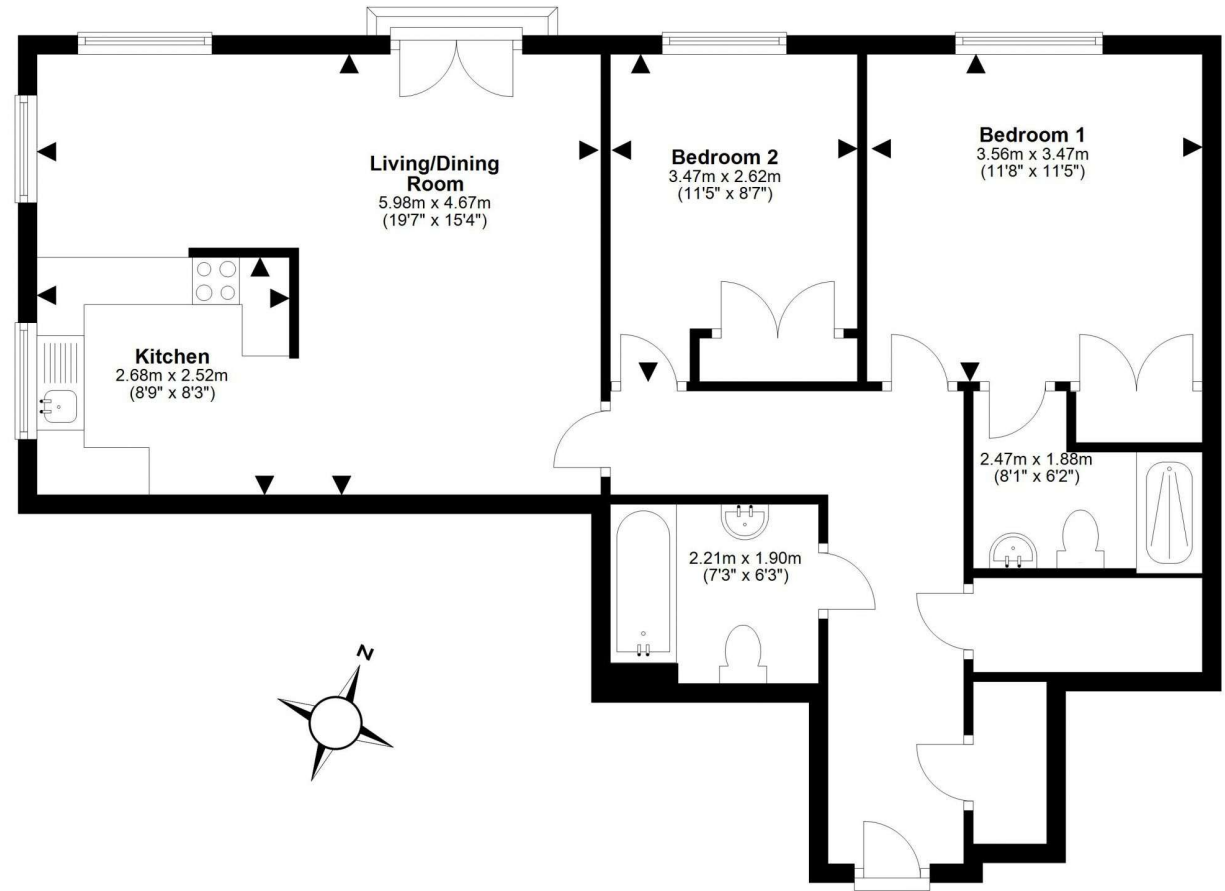
Factoring charges approx £86 per month and includes building insurance.

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 nestled between Leith and Trinity and surrounded by a choice of leafy green parks and the tranquil Water of Leith walk and cycle route, making it hard to believe that you are less than two miles from the city centre. A great range of amenities including independent retailers, a historic library, a post office, theatre, chemist, caf s, restaurants, pubs and take-aways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For 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 easily reached via a leisurely stroll or cycle along the nearby Water of Leith walkway. 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.





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