











Offers Over

**£255,000**

## 5/6 Tinto Place

Bonnington | Edinburgh | EH6 5BG

Beautifully presented throughout, this impressive first floor flat enjoys a sought after location in the popular Bonnington area of Edinburgh. Offering bright and spacious accommodation with two well proportioned bedrooms, the property is perfectly suited to first time buyers and professionals. Benefiting from local amenities, excellent transport links and nearby green spaces including Pilrig Park, this stylish home offers an ideal balance of city living and outdoor recreation.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Lift
-  Landscaped grounds
-  Residents parking
-  EPC Rating – B
-  Council Tax Band - E



## Description

Accessed via a secure entry system with both stair and lift access, the property opens into a welcoming hallway with useful storage. The light and airy lounge has a dual aspect with Juliet balconies, allowing plenty of natural light to flood the room and enjoys a sociable open plan connection to the separate kitchen which is fitted with a range of sleek white wall and base units and appliances. There are two double bedrooms, both with built in wardrobes, and the principal bedroom is further enhanced by an en-suite shower room. A contemporary bathroom with a crisp white suite and hand held shower attachment over the bath completes the accommodation. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the electric oven and hob, fridge/freezer, dishwasher, and integrated washing machine.

## Gardens & Parking

The development is set within attractive landscaped communal grounds, and the property has the convenience of two parking permits for the residents car park. There is also a secure shared bike store.

## Factoring

The common areas and garden grounds are maintained by Trinity Factors at a cost of approximately £90 per month and this includes buildings insurance.

## Viewing

By appointment through Neilsons on 0131 625 2222.





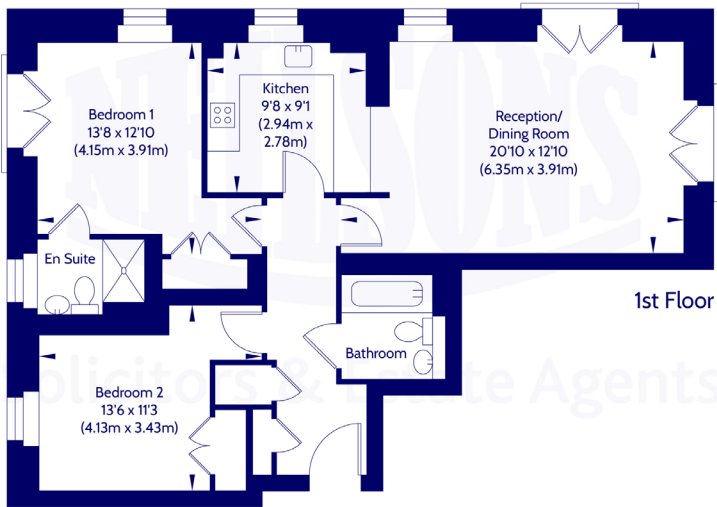
## Location

The property is in the vibrant and sought after Bonnington district of Edinburgh and is situated less than two miles from the city centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars in the vicinity as well as a large Tesco store. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and restaurants. Enjoying the outdoors couldn't be easier with Pilrig Park, Victoria Park and Leith Links close by, and the Water of Leith walkway on your doorstep. The location provides excellent access to Edinburgh's extensive cycle network, offering convenient routes across the city. In addition, residents benefit from regular bus and tram services to the city centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 79 Sq M / 847 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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