NEILSONS

Solicitors & Estate Agents



Offers Over

£215,000

10/3 Tinto Place

Bonnington | Edinburgh | EH6 5FL

A fantastic opportunity has arisen to purchase this impressive ground floor flat, forming part of a modern development in the highly sought-after Bonnington area of Edinburgh. Offering bright, spacious, and well-presented accommodation throughout, the property is ideally suited to first-time buyers and professionals alike. Conveniently located close to an excellent range of local amenities, superb transport links, and attractive green spaces including Pilrig Park, this stylish home offers the perfect balance of vibrant city living and outdoor leisure.

- 1 Bedroom
- 1 Public Room
- 2 Bathrooms
- Residents Parking
- Private Garden
- EPC Rating – B
- Council Tax Band - C



Description

The accommodation, presented in true move-in condition, briefly comprises a secure entry system, a welcoming entrance hallway with a useful storage cupboard, and a bright and airy reception room with French doors leading directly to a private garden. The fitted kitchen is well appointed with a range of base and wall-mounted units and appliances. The spacious double bedroom benefits from fitted wardrobes and an en-suite shower room, while the contemporary bathroom is fitted with a three-piece suite. Further benefits include gas central heating, with a new boiler installed in 2024 and a Hive smart heating system, as well as double glazing throughout.





Extras

All fitted floor coverings will be included in the sale together with the hob, oven, dishwasher and washing machine.

Gardens & Parking

The property benefits from a fully enclosed private garden, predominantly laid to patio and decking, creating the perfect space for outdoor dining and relaxation. In addition, the development is surrounded by attractive, well-maintained landscaped communal grounds. Residents also enjoy the convenience of the residents' car park, along with access to a secure shared bike store.

Factor

The common areas and garden grounds are maintained by Trinity Factors at a cost of approximately £86 per month and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

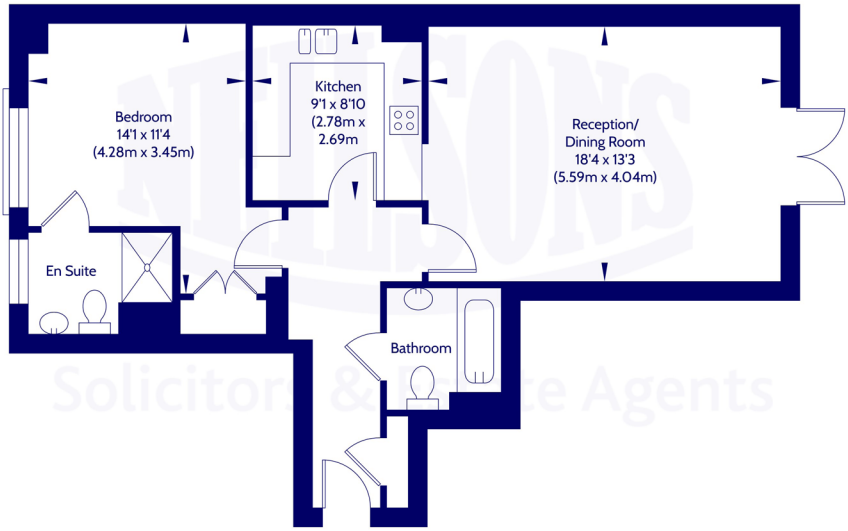
The property is in the vibrant and sought after Bonnington district of Edinburgh and is situated less than two miles from the city centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic 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 61 Sq M / 658 Sq Ft.

Ground Floor



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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