



Flat 12, 10 Tinto Place  
Bonnington, EH6 5FL

**Deans**   
Solicitors & Estate Agents LLP



## THIRD FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms (one en-suite)
- Bathroom
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – B



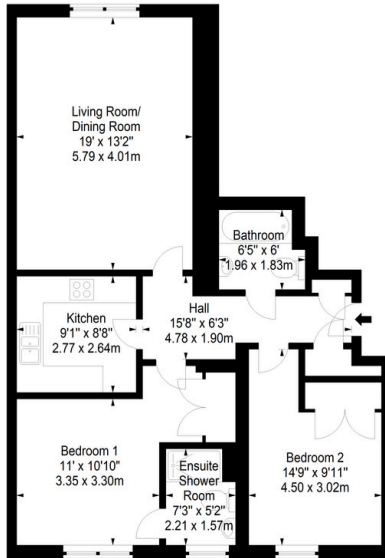
This well-presented third-floor flat is set in the highly sought-after and central area of Bonnington, just moments from excellent local amenities, convenient transport links, and the scenic Water of Leith pathway. The building benefits from a lift, providing convenient access to the property. The surrounding area offers easy access to the Ocean Terminal shopping centre, the vibrant Shore district, as well as a variety of nearby parks and green spaces. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room, separate kitchen, two good-sized double bedrooms (one with en-suite) and a bathroom with shower over bath. Externally, there is a private residents carpark. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation.



Tinto Place,  
Edinburgh,  
Midlothian, EH6 5FL



Approx. Gross Internal Area  
839 Sq Ft - 77.94 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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