



15/3 Tinto Place
BONNINGTON | EDINBURGH | EH6 5GD


warners
solicitors & estate agents



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A delightful two bed, ground floor apartment situated in the popular suburb of Bonnington and forming part of a landscaped development well placed for a good range of amenities and within walking distance of the City Centre. This lovely home has been finished to a high standard and offers comfortable and light filled living space providing all modern comforts throughout. The property currently comprises an entrance hall with storage and secure entry, a kitchen/living room currently with a dining area, washer/dryer, fridge/freezer, induction hob, oven and fan and with a Juliet balcony. There are two well-proportioned bedrooms both with built in storage and patio doors onto the private patio and the master further benefits from an en-suite shower room. Completing the accommodation is the bathroom with bath and WC.

- Hallway with storage cupboard and secure entry
- Fully fitted Kitchen/living room
- Two well-proportioned bedrooms, with patio doors
- Two bathrooms
- Gas central heating and double glazing
- Secure Entry phone
- Residents parking
- Communal landscaped grounds and Private Patio

Energy rating B Council tax band D. Factor is managed by Ross & Liddell and costs approx £60 per month.

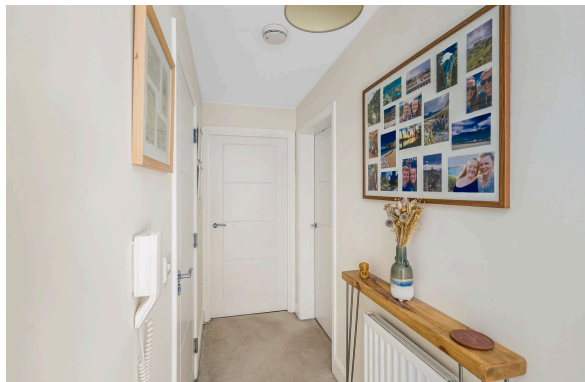
Extras included in this sale will be the oven, hob, fan, fridge/freezer and washer-dryer.

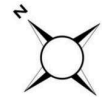
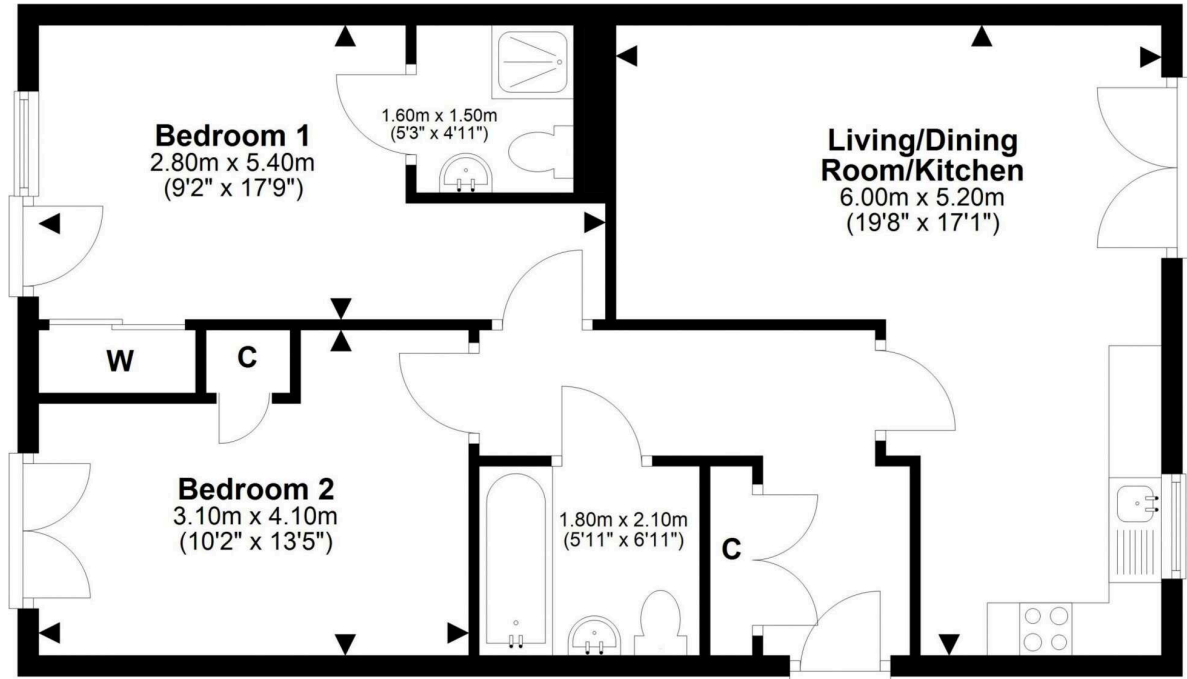
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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, cafes, 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.





Ground Floor

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.