

5 (flat 11) Tinto Place, Bonnington, Edinburgh, EH6 5BG



5 (flat 11) Tinto Place | Bonnington | EH6 5BG

Description

A most impressive two bed, third floor apartment, forming part of a sought-after modern development. This lovely property has been finished to a good standard throughout and offers comfortable and light filled living space enhanced by modern comforts throughout. Desirably located with a wealth of amenities on the doorstep, the property provides an enticing opportunity for city professionals wishing to live close to the city centre.

Features

- Contemporary, light filled third floor apartment
- Sunny west-facing aspect
- Sociable living/dining space perfect for relaxing, entertaining and dining
- Well appointed kitchen
- Two spacious double bedrooms both with built-in wardrobes and the master featuring an en-suite
- Principal bathroom
- Gas central heating and double glazing
- Secure entry and lift access
- Residents permit parking

Extras

The fitted floor coverings, oven, hob, dishwasher and fridge/freezer are included. Additional items of furniture may be available by separate negotiation.

Factor

The development is factored by Trinity Factors for approx. £80 per calendar month according to the vendor. This includes block buildings insurance and maintenance of communal areas.

EPC Rating: B



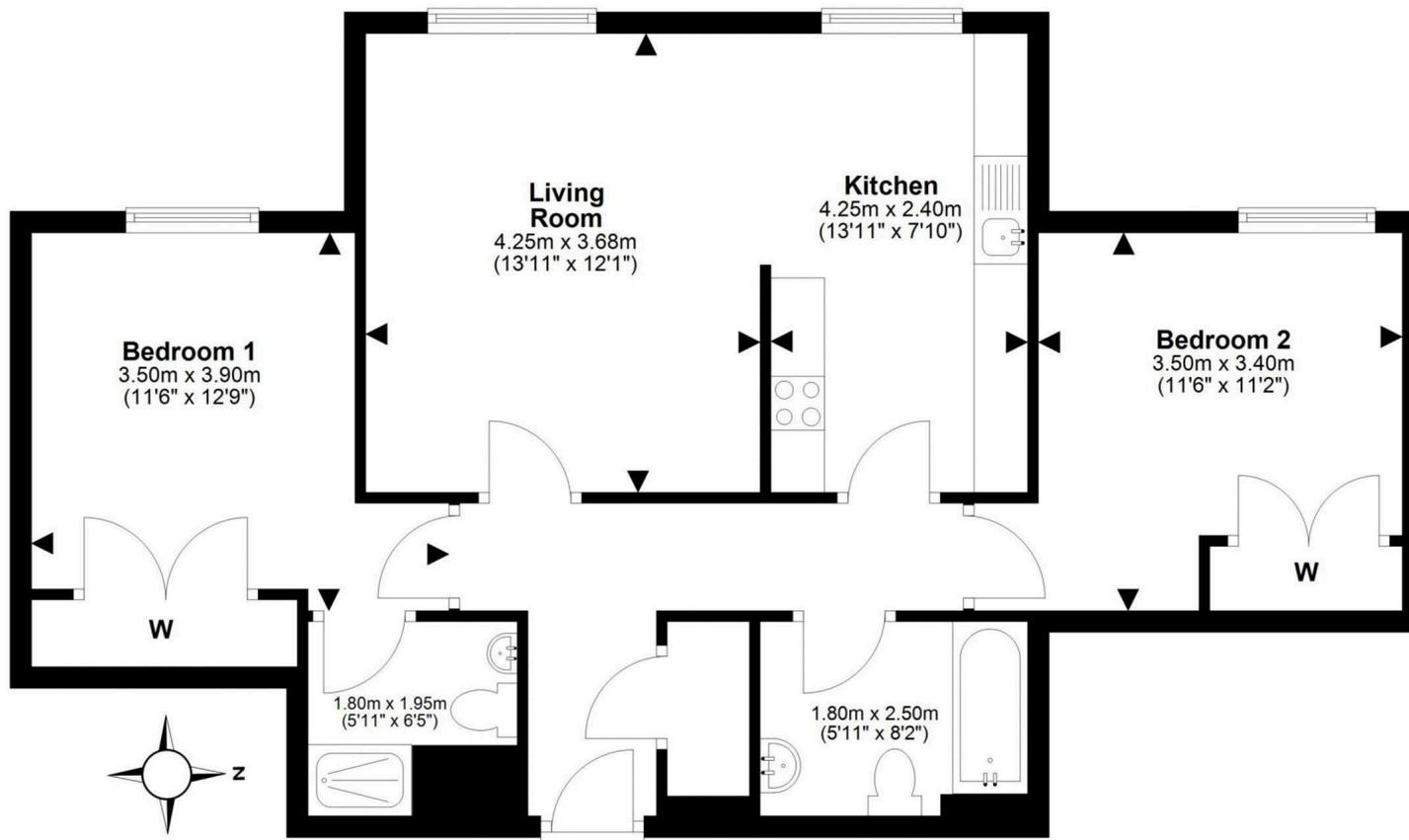
Location

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 takeaways 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.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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