



13/8 Tinto Place

Bonnington, Edinburgh, EH6 5GD

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Presented in walk-in condition, this one-bedroom second-floor apartment is a beautiful city residence that offers sociable living space, a modern kitchen and bathroom, and great storage. It provides a blank canvas of décor throughout and forms part of a highly desirable modern development, conveniently located in much sought-after Bonnington. Being in easy reach of the city centre and thriving Leith Walk, this property will certainly be in popular demand.

The apartment is reached via a secure telephone entry system and a shared stairwell, the home's front door opening to a welcoming hall. It offers a lovely introduction, as well as built-in storage, with its white décor and wood-textured floor flowing through to the open-plan kitchen, living and dining room. This reception space spans the entire depth of the property, ensuring plenty of room for lounge furniture and a table and chairs. Furthermore, it is fronted by French doors to a Juliet balcony to let the outside in. Set at the rear of the room, the kitchen adds to the sense of space as well, with the white cabinets matching the room's aesthetic. Timber-toned worktops also mirror the colour of the wood-style floor, creating an on-trend and complementary look. It comes integrated with an oven, a ceramic hob, extractor hood, and a fridge/freezer, and space for an undercounter dishwasher and wine fridge. A separate utility room provides a discreet setting for laundry.



Features

- Second-floor apartment in walk-in condition
- Part of a desirable modern development
- Sought-after location in Bonnington
- Secure telephone entry system
- Welcoming entrance hall with storage
- Open-plan kitchen/living/dining room
- French doors to Juliet balcony
- On-trend modern kitchen
- Separate utility room for laundry
- Double bedroom with built-in wardrobe
- Premium bathroom with overhead shower
- Large, landscaped communal garden
- Ample residents' parking
- Gas central heating and double glazing
- EPC Rating - B





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Sat adjacent, the double bedroom is spacious and practical, featuring a built-in wardrobe and additional storage. It is beautifully decorated too, with a delightful accent wall set against a neutral backdrop and plush carpeting. Continuing the high standards, the bathroom features premium tile work, neutral décor, and a quality three-piece suite, which includes a double-ended bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the development provides ample residents' parking and a large communal garden, which features a sweeping lawn that is carefully maintained. Pilrig Park and the Water of Leith are close by as well, ensuring lots of opportunities for leisurely walks and cycle rides.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Factor: the development is factored by Ross and Liddell for an approximate fee of £70 per month/year. This cost covers the maintenance and upkeep of communal areas, including the garden, and block buildings insurance.

Area

Situated just a few miles from the centre of Edinburgh, Bonnington enjoys a superbly convenient location, and neighbours the desirable districts of Trinity, Newhaven, with its historic harbour, and the ultra-fashionable Shore area. Fantastic everyday shopping facilities are available within the immediate area, whilst the nearby Ocean Terminal shopping centre not only houses a wide selection of high-street outlets but also offers a cinema and a gym. In addition to local pubs, cafés, and eateries, Bonnington is just a short distance from the exclusive Shore area's excellent selection of high-end restaurants and trendy bars. For outdoor recreation, the area lies beside the delightful Victoria Park and the scenic Water of Leith walkway, and an extensive network of local cycle paths is easily accessed. Indoor sports enthusiasts are also well catered for with Newhaven's leisure centre providing a gym, exercise classes and a pool and Alien Rock offering indoor climbing facilities. Bonnington is well-served by bus connections and nearby airport tram links, and is conveniently placed for access to the City Bypass and the motorway network. Local schooling options are available at both primary and secondary level.

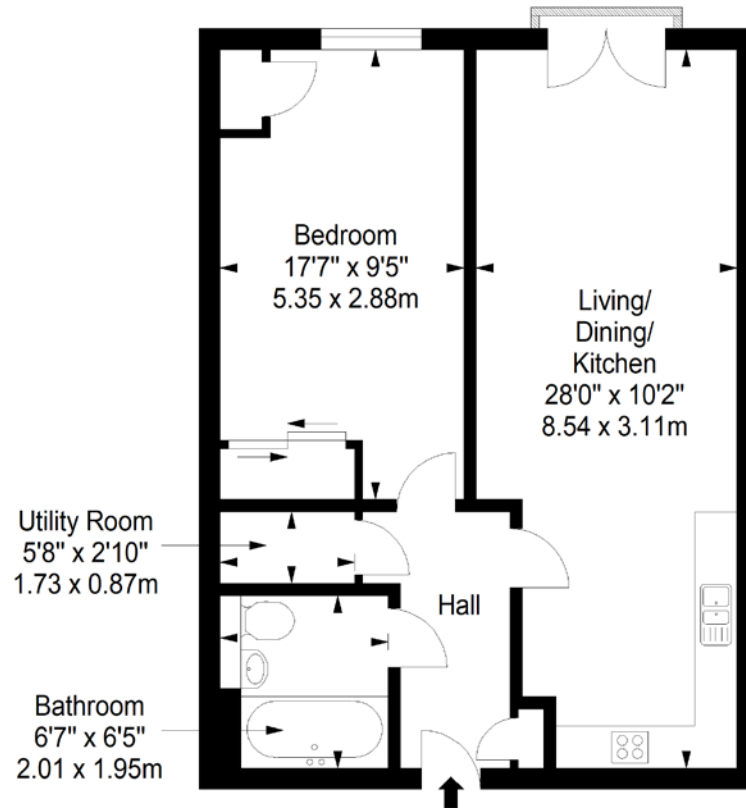
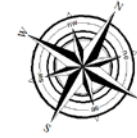




Floorplan

Second Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 52.6 sq. metres (566.2 sq. feet)

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