

Flat 14, 8 Tinto Place

BONNINGTON, EDINBURGH, EH6 5FJ



*Modern fourth-floor city apartment offering
stylish living in vibrant Bonnington, just a
short walk from Edinburgh's centre*



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This superb two-bedroom flat in the heart of Bonnington offers stylish modern living within easy walking distance of Edinburgh's city centre. Situated on the fourth floor of a well-maintained development, the property enjoys a bright and airy feel throughout, complemented by fantastic local amenities.

LIVING / DINING / KITCHEN



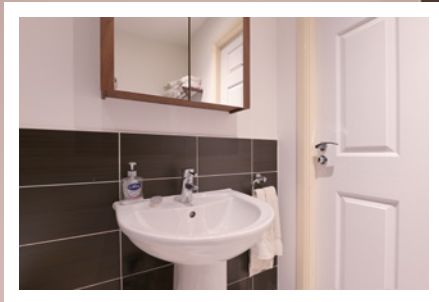
The open-plan living, kitchen and dining area provides an inviting and versatile space, ideal for both everyday living and entertaining.





Both bedrooms are generously sized doubles, with the principal bedroom further benefiting from a contemporary ensuite shower room which was replaced in May 2024 with a mains-fed thermostatic shower. The flat features modern finishes, quality fittings, ample storage and the boiler was replaced in June 2022, ensuring comfort and convenience at every turn.

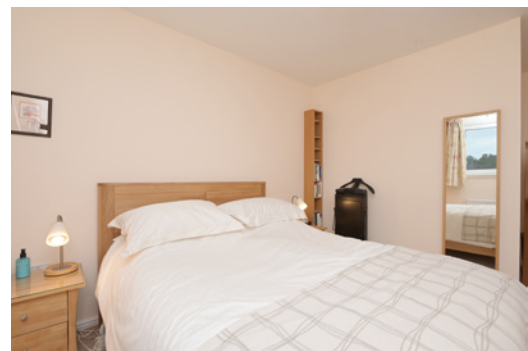
BATHROOM



BEDROOM 1



the principal bedroom further benefiting from a contemporary ensuite shower room



BEDROOM 2

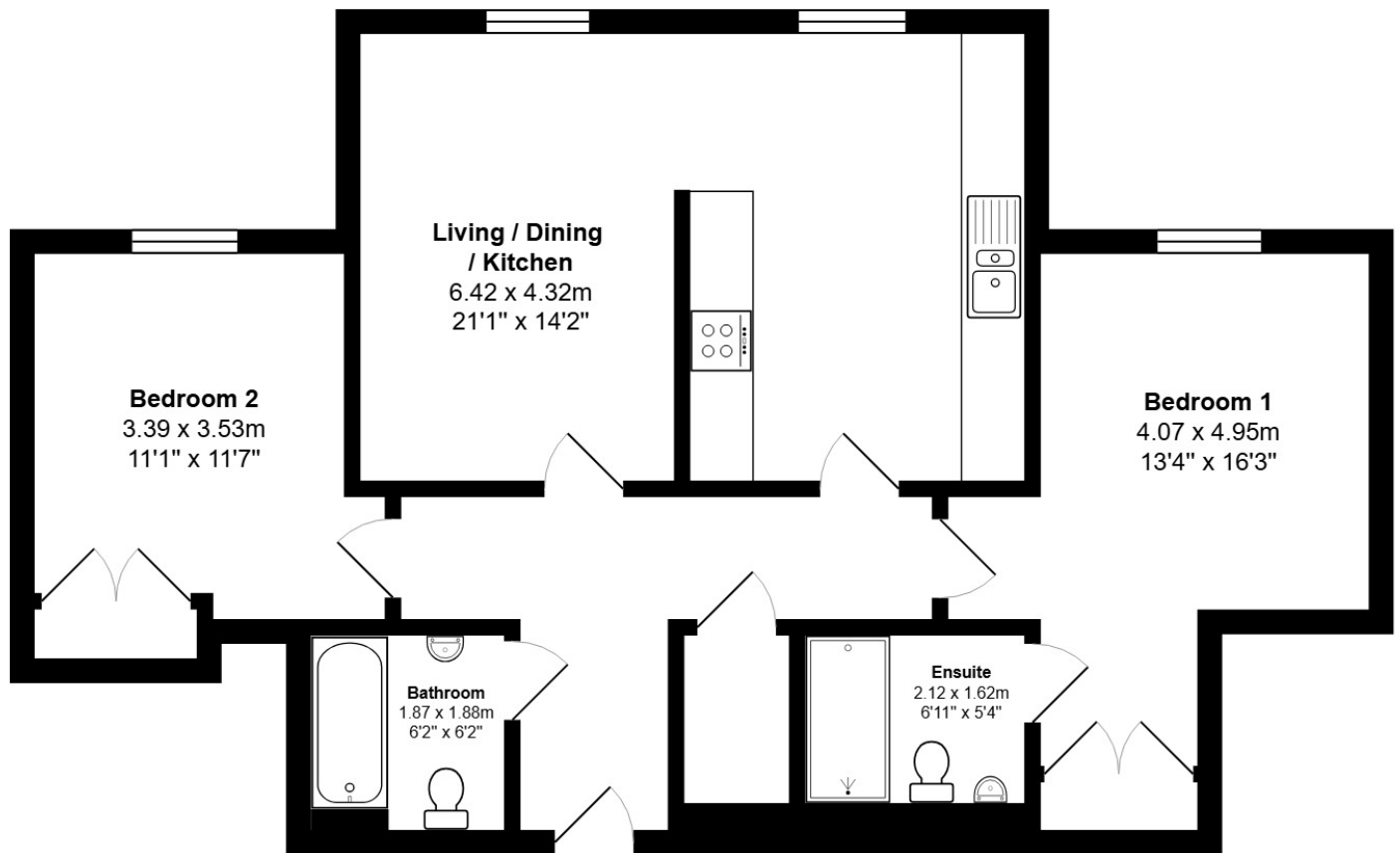


Residents also enjoy a lift, secure access and an entry system, giving added peace of mind in this popular and vibrant location. There is also a factoring arrangement with Trinity Factors.

VIEWS & EXTERNALS



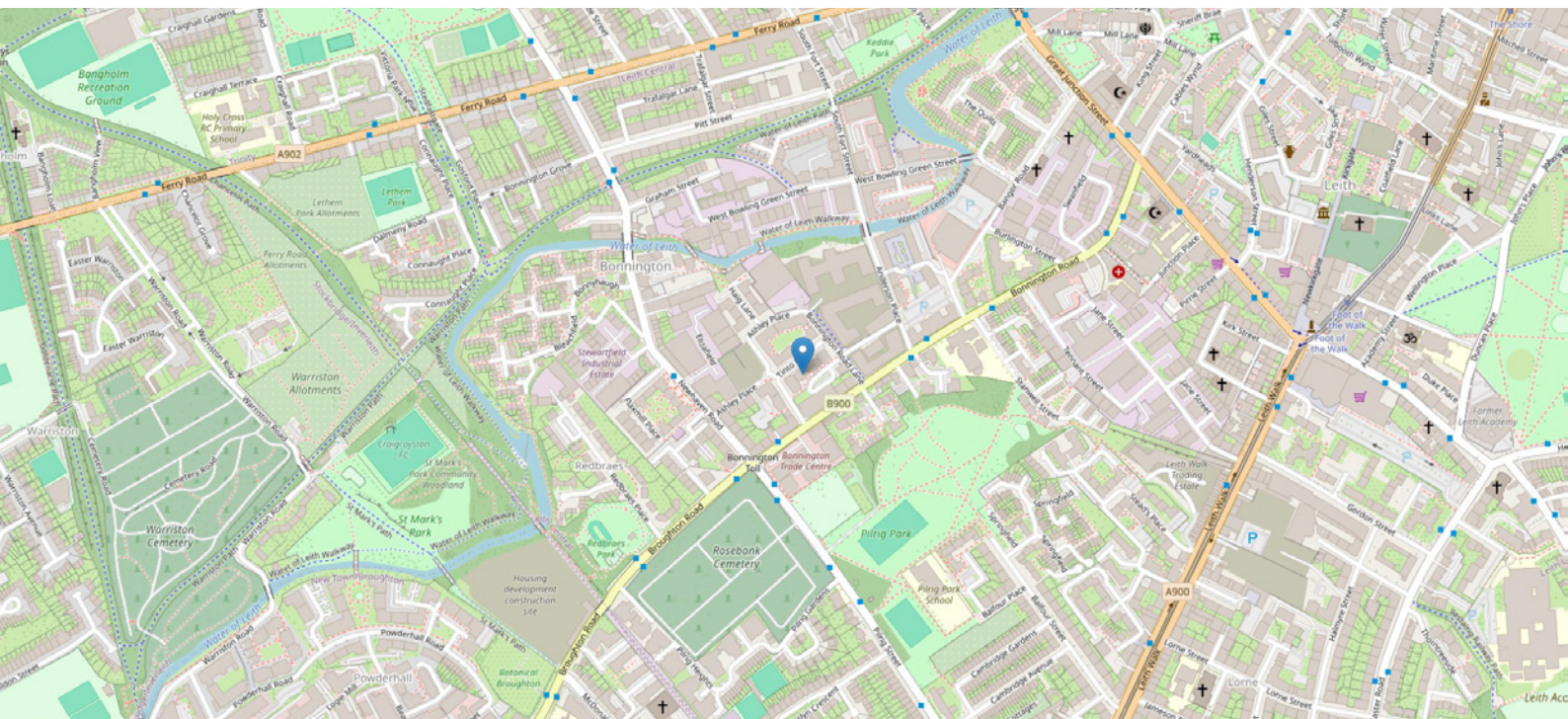
FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 75m² | EPC Rating: B

Extras: Furniture may be available by separate negotiation.



THE LOCATION

The water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the north side of Edinburgh. The area comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.





Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements. Goldenacre and Great Junction Street provide more extensive facilities, including all the usual banking, building society and Post Office services. A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.

East and west communication within the city is very quick and easy using Ferry Road. Nearby, Inverleith Row gives direct access to the city centre and the New Town.



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