

# Flat 2, 8 Tinto Place

EDINBURGH, EH6 5FJ



*TWO BED GROUND FLOOR APARTMENT WITH  
PRIVATE GARDEN AND PARKING*



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# Tinto Place

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McEwan Fraser Legal are delighted to present this bright attractive ground floor flat that occupies a prime position within this prestigious and modern development. The flat is entered from a well-kept communal stairwell via a security entry phone system, and benefits from a lift and stairs to all floors.

The development itself benefits from attractive, well-maintained mature communal landscaped gardens, and this flat enjoys the added benefit of unallocated off-street parking spaces as well as its own private garden space.

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**Flat 2, 8 Tinto Place**



The accommodation briefly comprises an entrance hallway with two good sized storage cupboards, a most impressive living room with dining area which is flooded with light thanks to a large window and patio doors and a well-proportioned fully fitted integrated kitchen boasting light grey work-surface over gloss black units with grey splash-back tiles with oven, washing machine, dishwasher, electric hob, and hood as well as ample room for an American style large fridge freezer. This stunning room is an ideal place for any aspiring chef to prepare a tasty meal.



Kitchen Area





The master bedroom again with large window, features built-in wardrobe space and an en-suite shower room, the second double bedroom with built-in wardrobe, and a part tiled bathroom with white three-piece, modern suite.



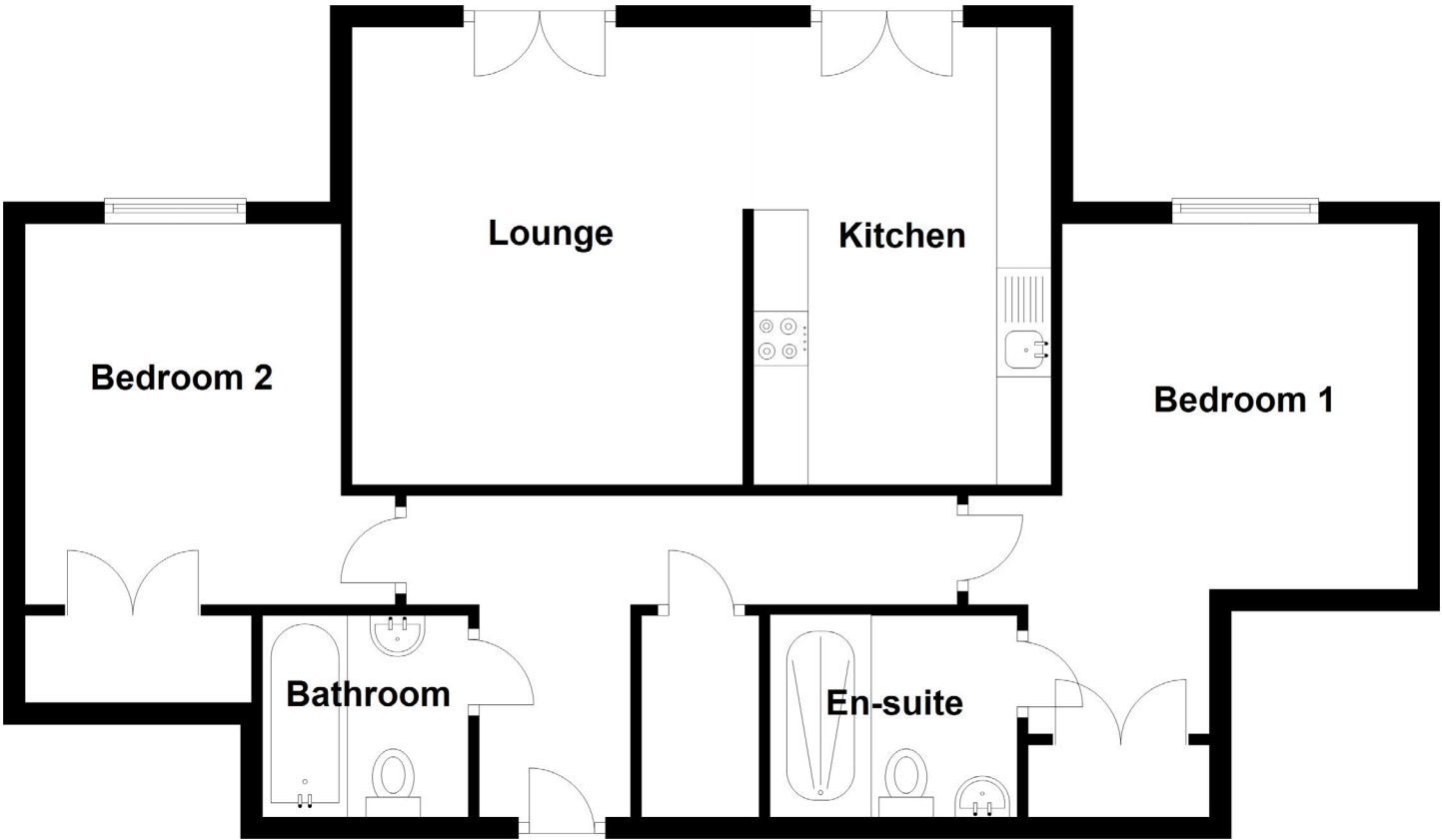
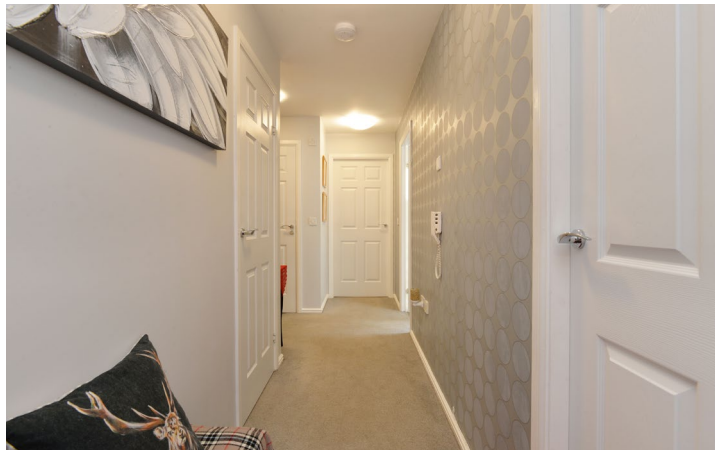
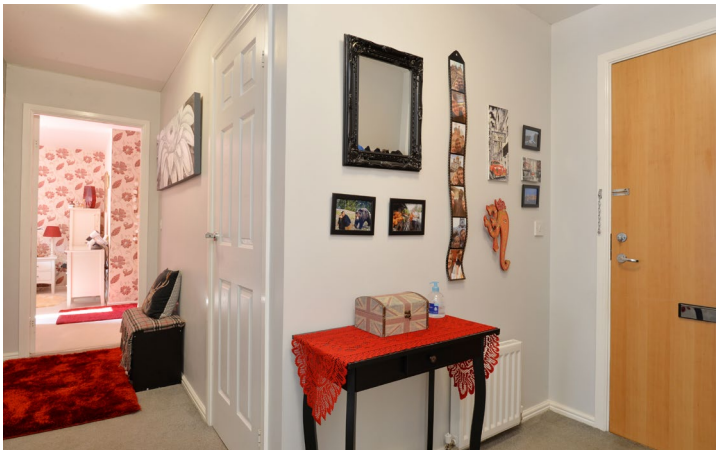




## Bedroom 2







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'10") x 3.59m (11'9")	Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Kitchen	4.20m (13'10") x 2.73m (9')	Gross internal floor area (m <sup>2</sup> ): 70m <sup>2</sup> EPC Rating: B	
Bathroom	1.89m (6'2") x 1.85m (6'1")		
Bedroom 1	4.85m (15'11") x 4.04m (13'3")		
En-suite	2.13m (7') x 1.78m (5'10")		



A full modern and efficient gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost-effective living environment.

The patio doors from both kitchen and also the lounge area lead out to a generous-sized private and secure garden. This has a decked area and lawn with a storage shed and plenty of room to entertain on a bright sunny day. This is a prime property in a sought-after and popular location and is likely to be very popular so early viewing is strongly recommended to avoid disappointment.



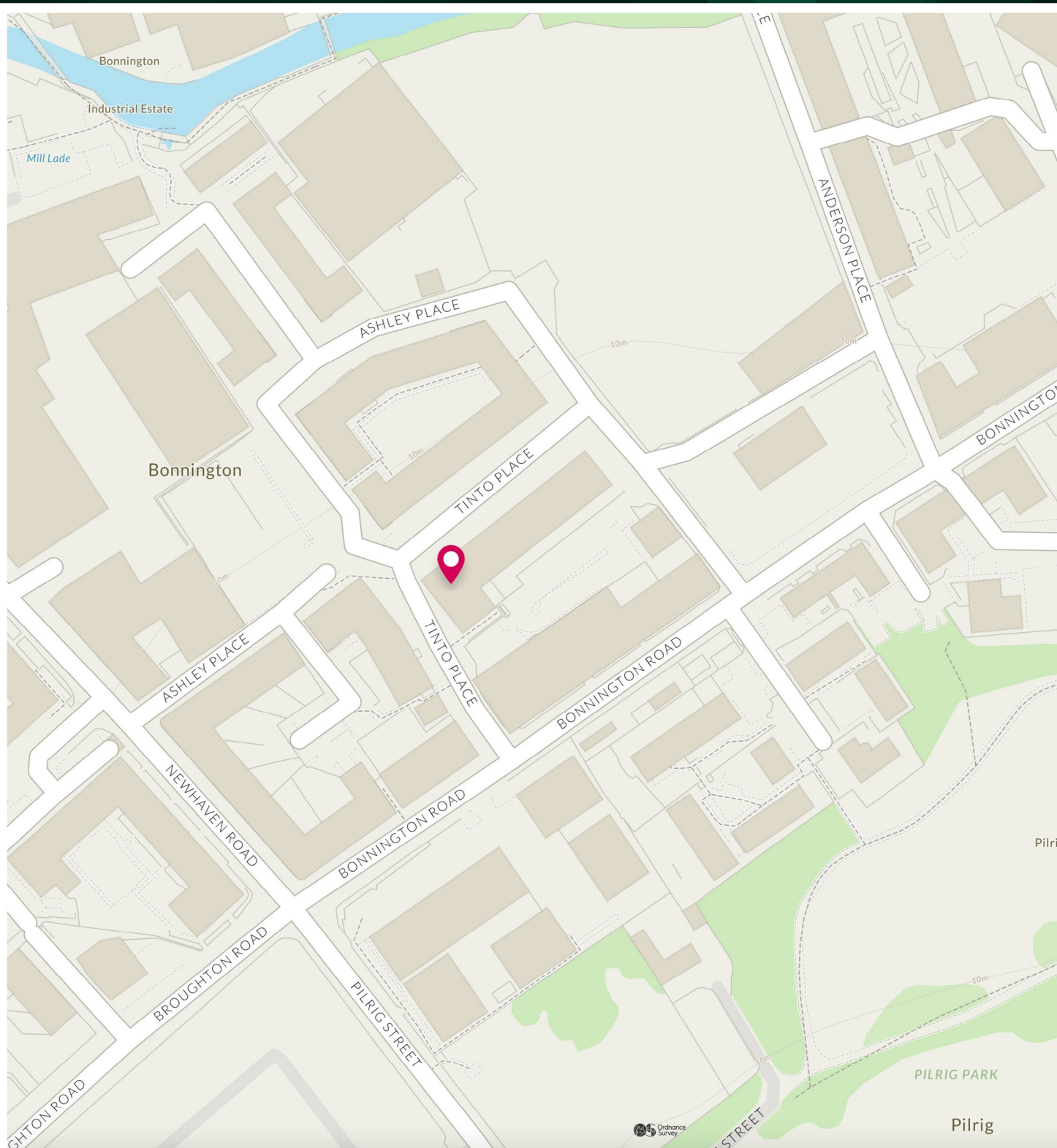
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The Water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road on the north side of Edinburgh. The area comprises a wide variety of property styles, including stone-built tenement properties 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. There are a number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, several 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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