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Flat 14, 6 Tinto Place, Bonnington, Edinburgh, , EH6 5FJ

Immaculately-Presented & Spacious Two Bedroom, Fourth Floor Flat

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Property Description

Immaculately-presented and spacious, two-bedroom apartment, set on the fourth floor of a modern, factored residential development, and conveniently located in Edinburgh's Bonnington area, east of the city centre.

Comprises: an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

In ready-to-move-in condition, highlights include a modern fitted kitchen and bathroom suites, matching contemporary flooring, and light neutral decor throughout. In addition, there is gas central heating, double glazing, and superb storage provision including bedroom wardrobes and a walk-in storeroom.

The development also provides a secure entry system, lift service, shared bike store, and a residents car park.

A light and welcoming hallway gives access throughout the property, including to a walk-in storeroom, and features wood-effect flooring, the entryphone handset, and has space for freestanding storage.

With doors from the hall for both the lounge area and the kitchen, the open-plan living space includes a Juliet balcony, contemporary spot lighting, and wood-effect flooring. The kitchen area has a breakfast bar, and is fitted with modern units, stone-effect worktops, a sink with drainer, unit downlighting, a tiled surround, and an integrated electric oven and ceramic hob. The freestanding fridge, washing machine, and dishwasher are also available by separate negotiation.

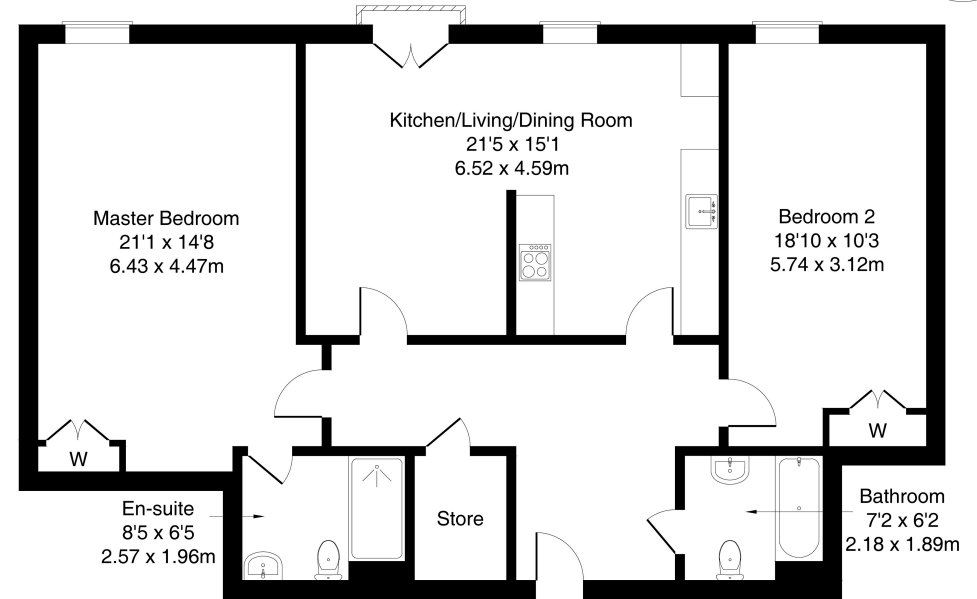
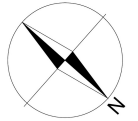
The two generous double bedrooms are set to either side of the public room, both offering built-in wardrobes, wood-effect flooring, and ample room for bedroom furniture. The larger master bedroom also includes a stylish en-suite shower room, which is fitted with a two-piece suite, an integrated cubicle, shaver point, and tiled splash walls. Set internally off the hall, a separate bathroom is fitted with a modern three-piece suite and tiled splash walls.

A Virtual 360 Tour is available online.



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Approximate Gross Internal Area: (1206 sq ft - 112 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bonnington lies roughly a mile and a half north of the city centre and is situated a short distance from Broughton Road and Leith, and is therefore well-served by a range of local amenities, including shops, schools, and a good choice of leisure and recreational facilities. The Water of Leith runs through the area, with the 12-mile Water of Leith Walkway following its route from Balerno to Leith.

All the amenities and attractions of the city centre are easily accessible by car or by public transport. Further facilities can also be found in the vibrant Shore area, which features a wealth of popular bars and restaurants, whilst The Ocean Terminal Shopping Centre provides a multi-screen cinema, Marks & Spencer Food Hall, restaurants, and high-street shopping.





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