



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

Spacious & Beautifully Presented, Three-Bedroom, First Floor Flat

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Property Description

Spacious and beautifully presented, three-bedroom, triple-aspect flat on the first floor of a modern, factored and lift-served apartment block. The property is set in a residential development in the popular Bonnington district, to the north of Edinburgh city centre.

Comprises: an entrance hall, living/dining room, kitchen, master bedroom with en-suite, two further double bedrooms, and a bathroom.

Tastefully finished with light neutral decor throughout, highlights include modern bathroom suites, a fitted kitchen, and well proportioned room sizes.

In addition, there is uPVC double glazing, gas central heating, excellent integral storage space, a secure entry system, and TV and telephone points.

Externally, there is ample parking in the residents and visitors car park, and well-tended communal grounds.

The spacious entrance hall has carpeted flooring, two storage cupboards, the entry phone handset, and offers space for freestanding furniture. With aspects to the front and side, the bright and spacious living/dining room features carpeting, room for freestanding dining furniture, and large windows affording plenty of natural light.

With a pass through conveniently joining the two rooms, the kitchen is fitted with modern units, wood-effect worktops with a matching upstand, and a stainless steel sink, with integrated appliances including a ceramic hob, electric oven and extractor hood, with a freestanding fridge/freezer and washing machine.

Set to the same southerly-facing aspect, the master bedroom features a built-in wardrobe and a stylish en-suite shower room fitted with a two-piece suite and shower cubicle with an electric shower. There are two further good-sized double bedrooms, both similarly well finished with carpeted flooring and built-in wardrobes. Completing the accommodation, the bathroom is fitted with a modern three-piece suite with a mains over-bath shower and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1023 sq ft - 95 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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