



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

Immaculately-Presented Two Bedroom, First Floor Apartment

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Property Description

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

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

In ready to move in condition, highlights include Juliet balconies, a stylish fitted kitchen and modern bathroom suites, contemporary flooring, and light neutral decor throughout.

In addition, there is good storage provision including bedroom wardrobes, well-proportioned room sizes, gas central heating and double glazing. The development also provides a secure entry system, lift service, shared bike store, and two permits for the private residents car park.

The hallway gives access throughout, and features two built-in store cupboards, quality wood-effect flooring, and the entryphone handset. An exceptionally bright open plan public room takes advantage of the property's corner aspect and features two Juliet balconies with French patio doors, TV and phone points, two pendant light fittings, and has ample room for both lounge and dining furniture.

The kitchen has an open breakfast bar/pass through to the dining area, and includes wood-effect worktops with a matching upstand, a sink with drainer, unit downlighting, a freestanding dishwasher and an integrated electric oven, ceramic hob with a canopy above and a stainless steel backsplash.

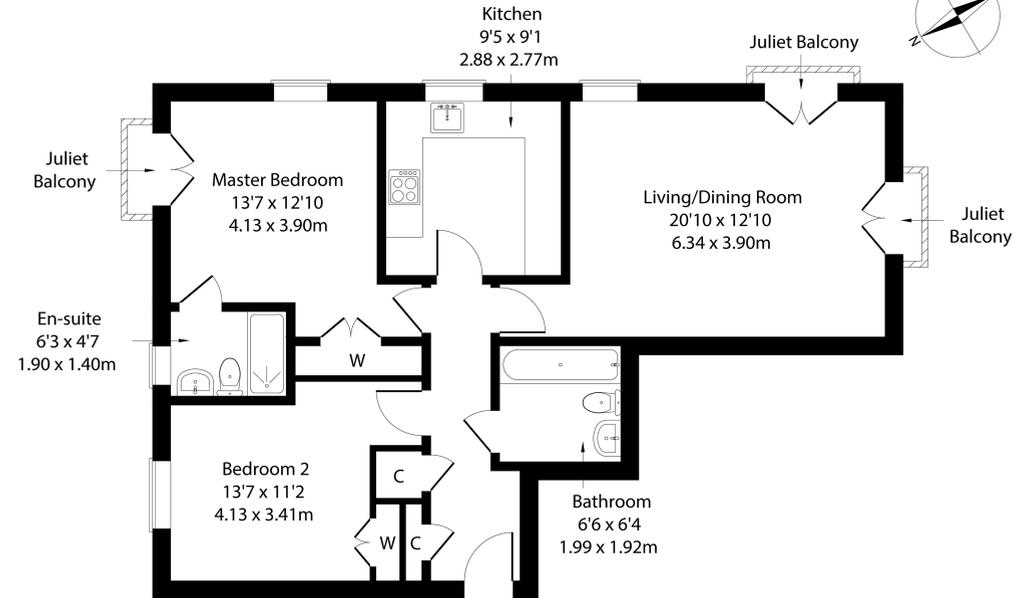
The well-proportioned master bedroom offers a further Juliet balcony, and includes a built-in wardrobe, wall-mount TV point, carpeted flooring, and an en-suite shower room with an integrated cubicle and a shaver point. Bedroom two is similarly well-finished and features carpeted flooring, a pendant light fitting, and a built-in wardrobe.

Completing the accommodation, the bathroom is set internally off the hall, and is fitted with a three-piece suite and tiled splashwalls.



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Approximate Gross Internal Area: (775 sq ft - 72 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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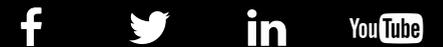
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