



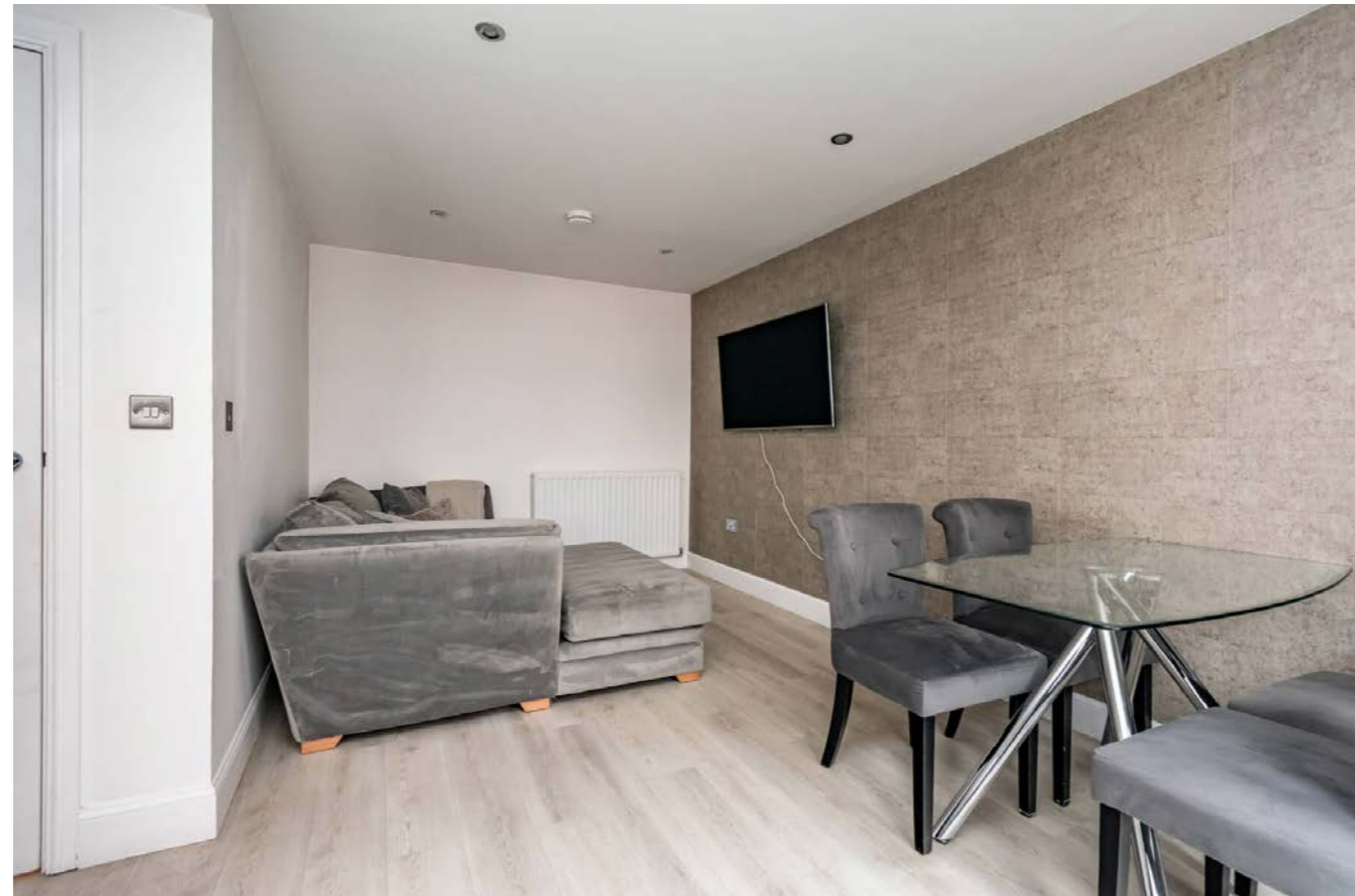
13/3 Tinto Place
Bonnington, Edinburgh, EH6 5GD

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Attractive open plan living room/dining room/kitchen with appliances.
- French doors with Juliet style balcony.
- Master bedroom with built-in wardrobes, ensuite shower room & French door leading to communal garden at rear.
- Further double bedroom with fitted storage & French doors to communal garden.
- Good sized contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- Ample residents parking.
- NHBC Guarantee still active.



GENERAL DESCRIPTION

A ground floor flat as part of a modern development in the highly regarded Bonnington district in the City, a short distance from Edinburgh City Centre with a wide range of local amenities, Leith Walk, Leith, Trinity and The Shore. The property would make an ideal purchase for a first time buyer/young couple or perhaps for letting purposes.

FACTORING NOTE

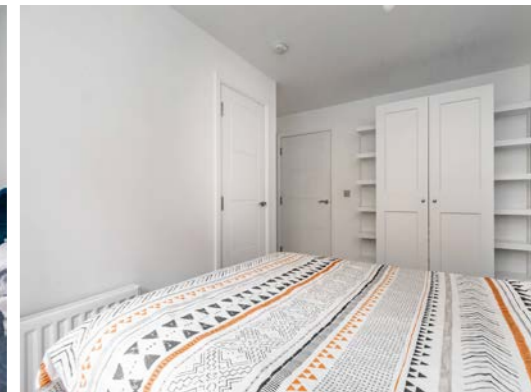
The development is factored by Ross & Liddell at an approximate charge of £50 per calendar month. This covers the maintenance of all the communal areas and also the block buildings insurance.

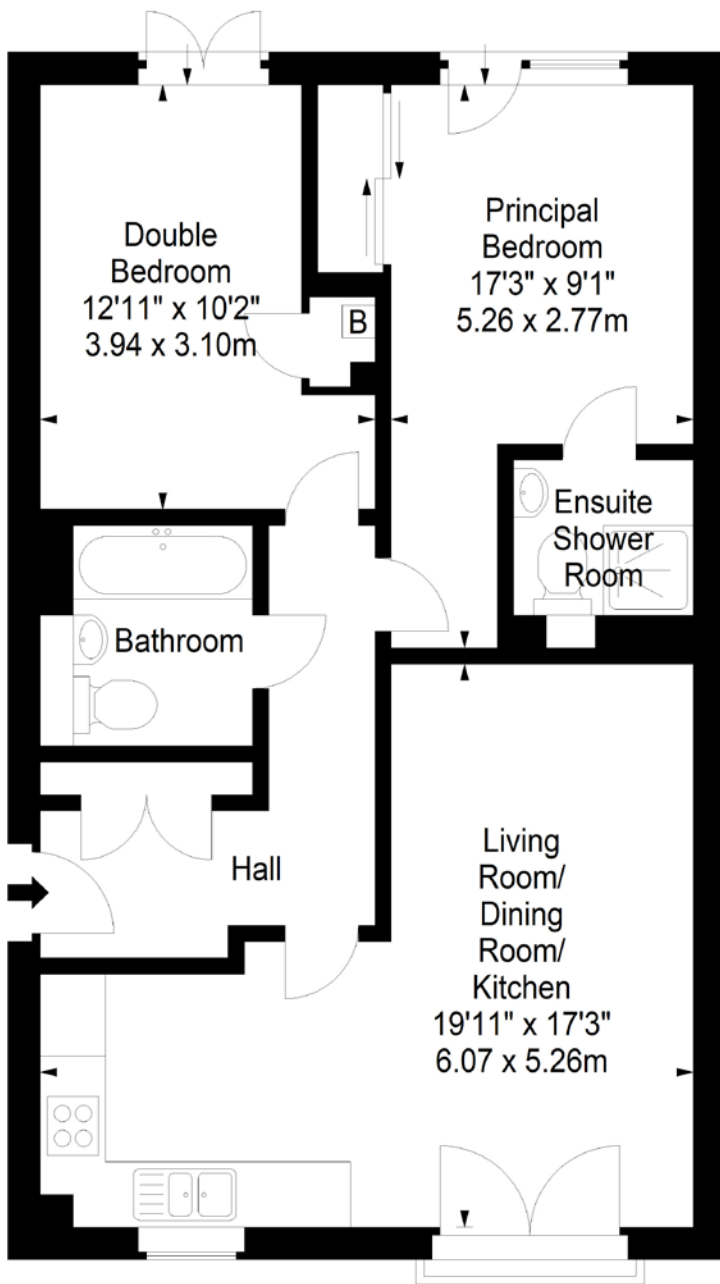
COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 1.6 MILES TO WAVERLEY TRAIN STATION.
AIRPORT: APPROXIMATELY 9.7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by leafy green parks and the tranquil Water of Leith walk and cycle route, making it hard to believe that you are less than two miles from the city centre. The immediate area provides a good range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafés, restaurants, pubs and take-aways. A short walk will take you to Leith Walk offering outstanding amenities and nearby Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For one of the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelin-star restaurants, trendy bistros, and coffee houses, is nearby. Enjoying the outdoors could not be easier with the leafy Pilrig Park on your doorstep. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, there is a leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. The area is well served by regular bus services to the city centre and beyond and the property is also well positioned for access to the Forth Road Bridge, City Bypass and the M8 to Glasgow, making commuting fast and convenient.

EXTRAS: ALL CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE INTEGRATED OVEN, COOKER-HOOD, FRIDGE/FREEZER, FREESTANDING AUTOMATIC WASHING MACHINE AND DISHWASHER. ALL FURNITURE WITHIN THE PROPERTY BE AVAILABLE THROUGH NEGOTIATION.





Ground Floor

**Tinto Place,
Edinburgh, EH6 5GD**



Approx. Gross Internal Area
705 Sq Ft - 65.49 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.