



13/2 Tinto Place  
BONNINGTON | EDINBURGH | EH6 5GD

  
**warners**  
solicitors & estate agents



## 13/2 Tinto Place

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Rarely available one bed apartment with private garden area boasting a beautifully styled and generous sized interior in move in condition. This is a sought after modern development tucked away just off Bonnington Road, with Pilrig park close at hand and regular buses to Leith and the City Centre operating nearby.

Viewing is essential to appreciate this most appealing ground floor property, occupying a quiet position to the rear of the building. The fashionably open plan public room has space for seating and dining, an attractively fitted kitchen area and French doors opening out onto the private garden, where there's space for a patio set for sitting out. From this area you can step out onto the stretch of lawn shared with other residents. The accommodation is completed by a larger than average double bedroom benefiting from a built-in wardrobe, and bathroom featuring a modern white suite, mixer shower and lovely tiled surrounds. A handy utility cupboard and storage cupboard are located off the entrance hallway.

- Living/dining/fitted kitchen with French doors to
- Private garden
- Large double bedroom with built-in wardrobe
- Beautifully tiled bathroom
- Entrance hall with utility and cupboard space
- Gas central heating
- Double glazing
- Security entryphone system
- Shared garden
- Unrestricted on-street parking
- Factored development

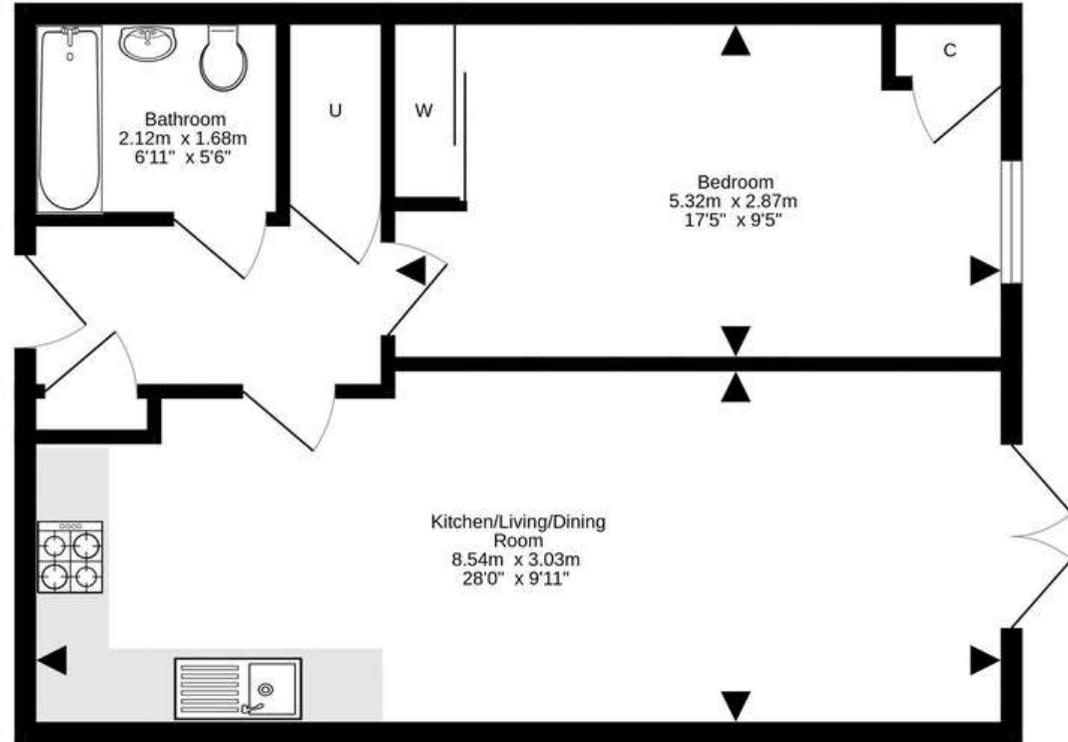
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All integrated kitchen appliances and the washing machine will be included in the sale, EPC Rating B.

The sought-after city suburb of Bonnington lies close to Leith, a choice of 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. A great range of amenities including independent retailers, a historic library, a post office, theatre, chemist, caf s, restaurants, pubs and take-aways can be found in the neighbouring Leith area. Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For 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 easily reached via a leisurely stroll or cycle along the nearby Water of Leith walkway. 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

