



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**119/1 BONALY RISE**

Bonaly, Edinburgh, EH13 0QY





This attractive one-bedroom flat enjoys a tranquil suburban setting at the foot of the Pentland Hills, conveniently close to the bypass – an ideal location for professionals seeking an alternative to busy city living. It lies on the first floor of an established development boasting a well-kept communal garden and on-site parking, including a single garage for private use. The tasteful modern interiors are pleasantly bright and airy. They include a double bedroom with fitted wardrobes and a secluded outlook, a shower room, and a living area open to an integrated kitchen with a breakfast bar. Enjoying a central location, the property is situated near bus services to the city centre, and various restaurants, shops and amenities within Colinton Village and the Pentland Hills provide scenic walks. Nearby Spylaw Park is also located minutes away. Local schooling is also available nearby Bonaly Primary School and Firrhill High School. Extras: All fitted floor and window coverings and light fittings are included in the sale.

## FEATURES

- Leafy suburban location
- First-floor flat with tasteful modern décor
- Entrance hall
- Bright open-plan living room and integrated breakfast kitchen
- One double bedroom with storage
- Bright shower room
- Well-kept communal garden
- Residents' on-site parking, plus a private single garage
- Gas central heating and double-glazing









"BENEFITS INCLUDE PRIVATE GARAGE PARKING, SHARED GARDEN ACCESS, AND PROXIMITY TO OPEN GREENERY AND MAJOR ROAD LINKS."









EPC RATING:



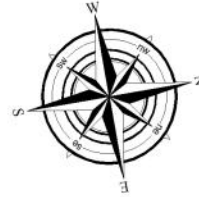
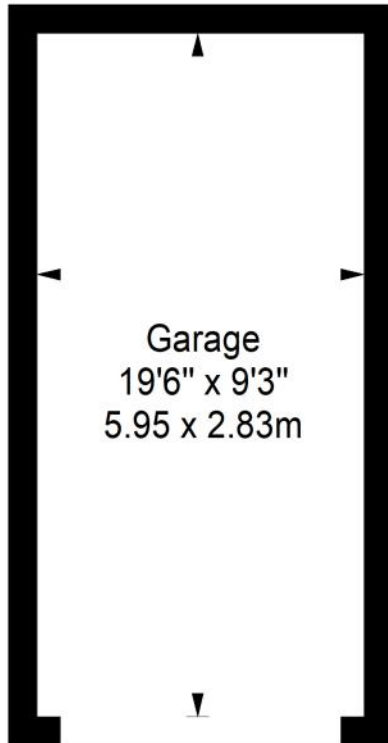
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

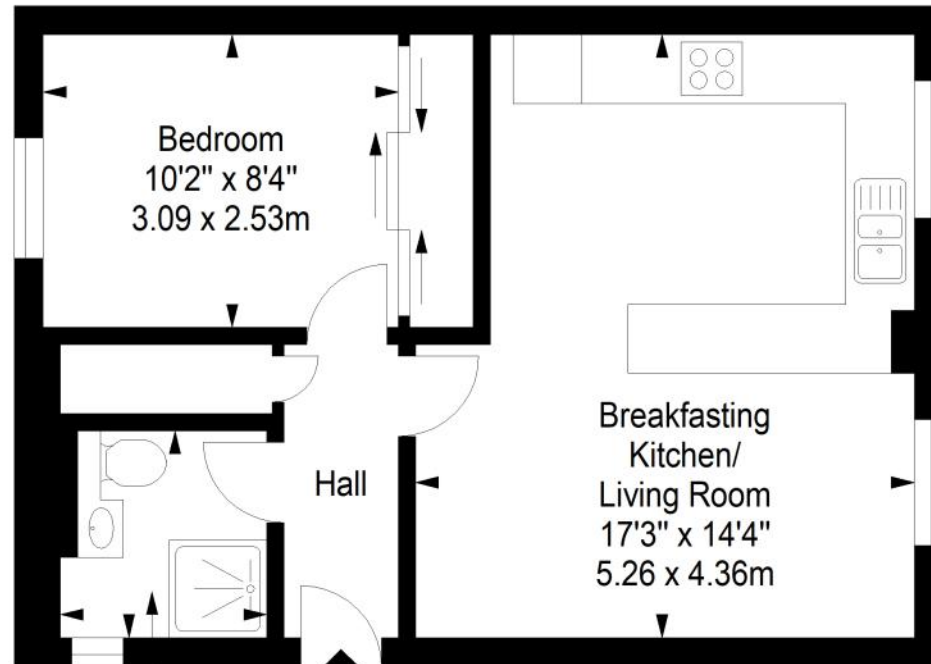
### Garage

Approx. 16.8 sq. metres (180.8 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Shower Room  
5'11" x 5'11"  
1.81 x 1.80m

Total area: approx. 56.3 sq. metres (606.0 sq. feet)



GILSONGRAY.CO.UK

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## DUNDEE

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01382 201 000



## BORDERS

01890 880 008



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