



39 BONALY RISE

Colinton, Edinburgh, EH13 0QU



2

Public Room



3

Bedrooms



1

Bathroom



39 BONALY RISE

Well-presented with attractive, modern interiors and a tasteful palette of décor throughout, this three-bedroom mid-terraced house is situated in desirable Colinton and is sure to appeal to a wealth of buyers. It offers spacious living areas and is accompanied by a low-maintenance rear garden and a garage for private parking, and it enjoys a quiet setting within an established residential development, peacefully overlooking shared green space.

Excellent amenities can be found within easy reach of the property. The catchment primary school is a short stroll away and the high school is within easy driving distance, shops and other everyday essential services are nearby, as well as transport links connecting across the city and further afield. Lovely green spaces and walking routes can be found enviably close by, including parks, Colinton Tunnel, and the Water of Leith walkway.







EPC
RATING



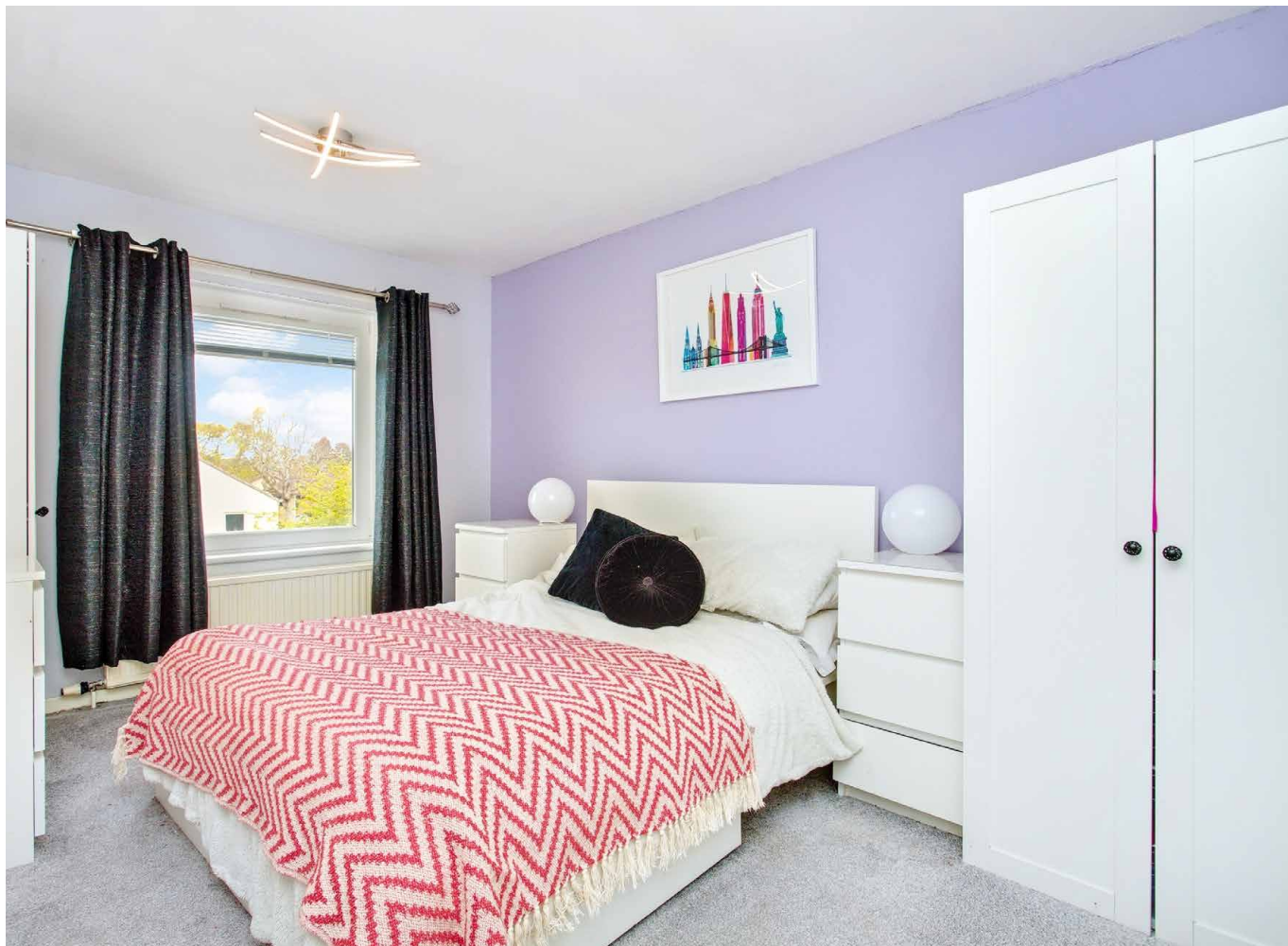
COUNCIL
TAX BAND

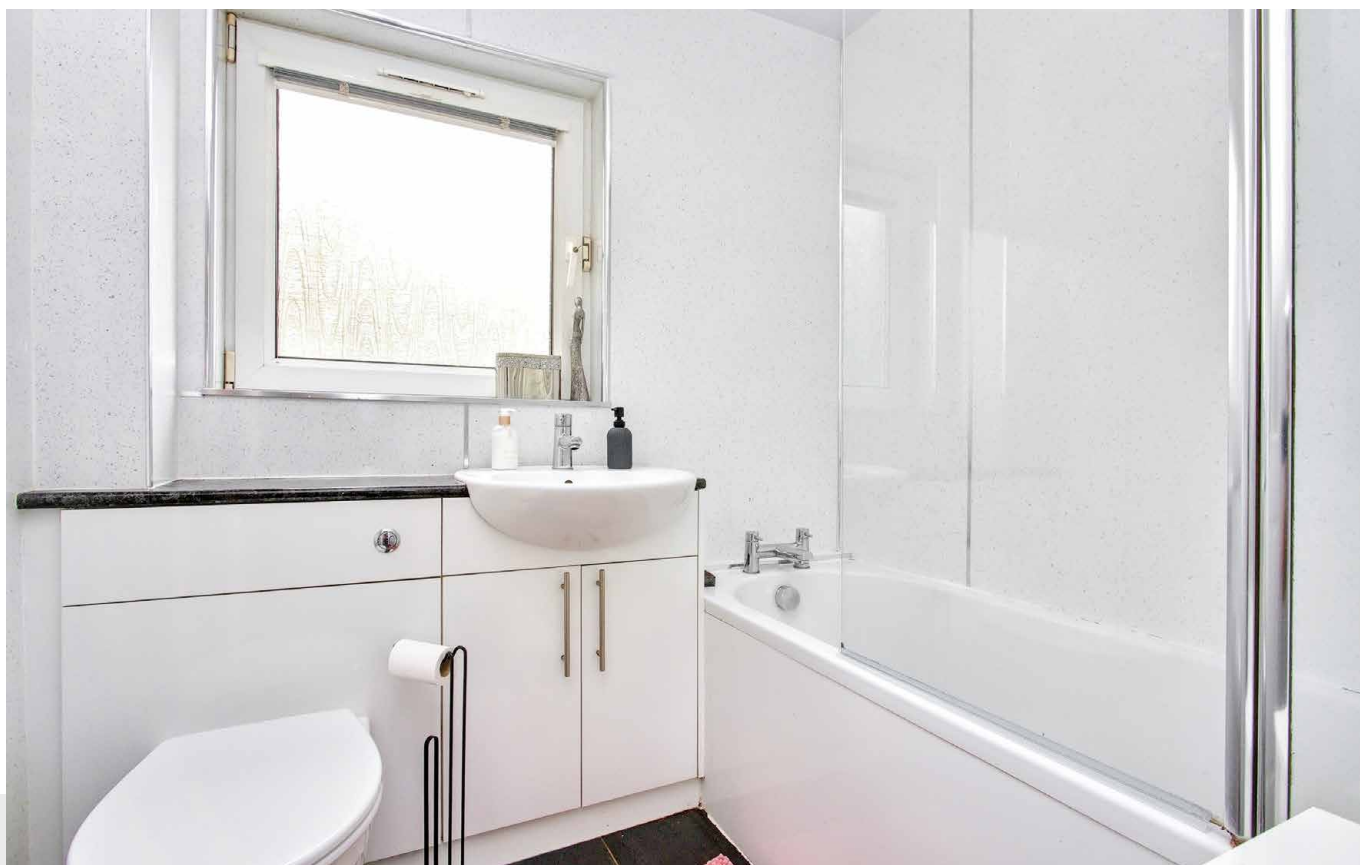
VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Mid-terraced house in desirable Colinton
- Well-presented, modern interiors
- Entrance porch and hallway with WC
- Generous, versatile living room and playroom
- Formal dining room
- Large kitchen with adjoining utility room
- Two double bedrooms with built-in wardrobes
- Third bedroom/dressing room/home office
- Modern bathroom with shower-over-bath
- Low-maintenance rear garden
- Garage for private parking



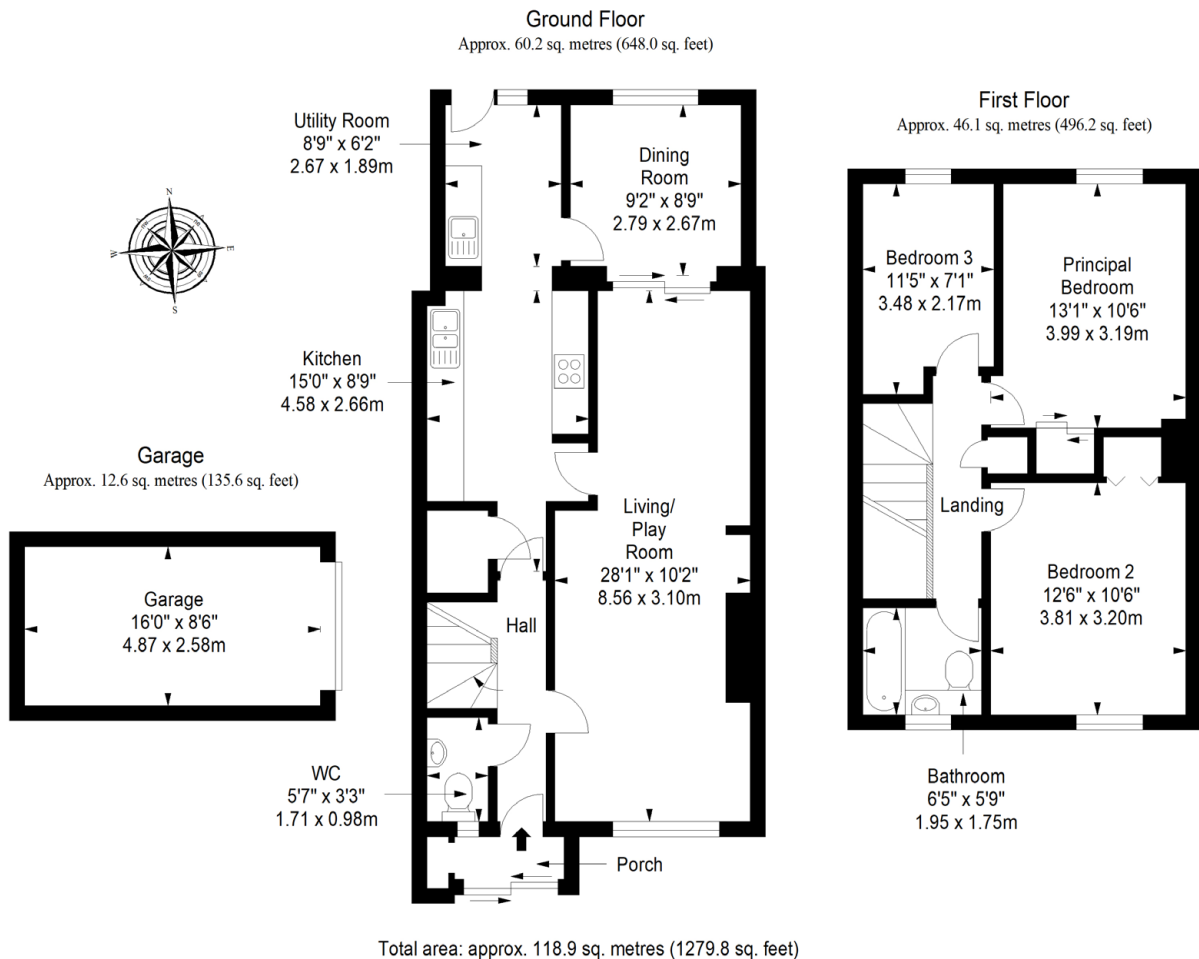


Extras: Kitchen appliances comprising a cooker, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



COLINTON, EDINBURGH

Situated just over four miles southwest of the city centre, the exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque Water of Leith. The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to supermarkets nearby, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities. Colinton is cherished for its close proximity to nature: the enchanting woodland of Colinton Dell provides a natural habitat for diverse animals and plant-life and hosts several sites of historical interest, while the majestic Pentland Hills are just a short drive away. Colinton is served by an excellent range of schools and the area is also extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village. Thanks to its location southwest of the city centre, Colinton enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre.



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