



16 Bonaly Wester  
Bonaly, Edinburgh, EH13 0RQ

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- Reception hall.
- Cloakroom/WC.
- Well-presented living room with feature fireplace.
- Open access to dining room.
- Modern fitted kitchen with integrated appliances.
- Good sized conservatory to the rear.
- Access to well-maintained garden at rear.
- Upper landing with storage cupboard & access to attic storage space.
- Two generously proportioned double bedrooms both with built-in mirrored wardrobes.
- Single bedroom.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds within courtyard setting.
- Enclosed private garden area to rear.
- Large garage.



## GENERAL DESCRIPTION

A fabulous end terraced villa situated within an attractive courtyard setting in the highly desirable and much sought after Bonaly district of the city. The property is situated a short journey to the southwest of Edinburgh City Centre and would make an ideal family home in a great location and is in a superb catchment area for local schools.

## FACTORING FEE

Charles White maintains all the communal grounds in the development at an approximate charge of £35 per month.







## LOCATION

The property is situated in the highly regarded Bonaly district of Edinburgh which lies approximately five miles southwest of the city Centre. The City Bypass is within proximity providing links to central Scotland's main motorway network and a frequent bus service to the City Centre and surrounding areas is only a short walk away. There is a convenient local shop nearby and the charming village of Colinton is within walking distance and boasts a good selection of specialist shops, cafes and restaurants. For more extensive amenities Straiton Retail Park and the Gyle Shopping Centre are both only a short drive away, both housing an excellent variety of high street stores. Bonaly Wester is a stone's throw from the wonderful Pentland Hills Regional Park with many excellent walks and cycle paths available. Further leisure opportunities can be found along the Water of Leith Walkway at Spylaw Park, Craiglockhart Leisure and Tennis Centre and Swanston Golf Club, all within easy reach of the property. The well renowned Bonaly Primary School is within walking distance and there are several highly regarded secondary schools in the vicinity.

### EXTRAS:

All fitted carpets and floor coverings, light fittings, curtains, poles and window blinds, kitchen appliances to include the integrated hob, oven, cooker hood, fridge/freezer, dishwasher and automatic washing machine.



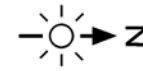
COUNCIL TAX BAND: F.  
TRAIN STATION: APPROXIMATELY 2.4 MILES TO SLATEFORD TRAIN STATION.  
APPROXIMATELY 4 MILES TO HAYMARKET TRAIN STATION.  
AIRPORT: APPROXIMATELY 9.3 MILES TO EDINBURGH AIRPORT.  
BUSES: WITHIN 200 METRES.



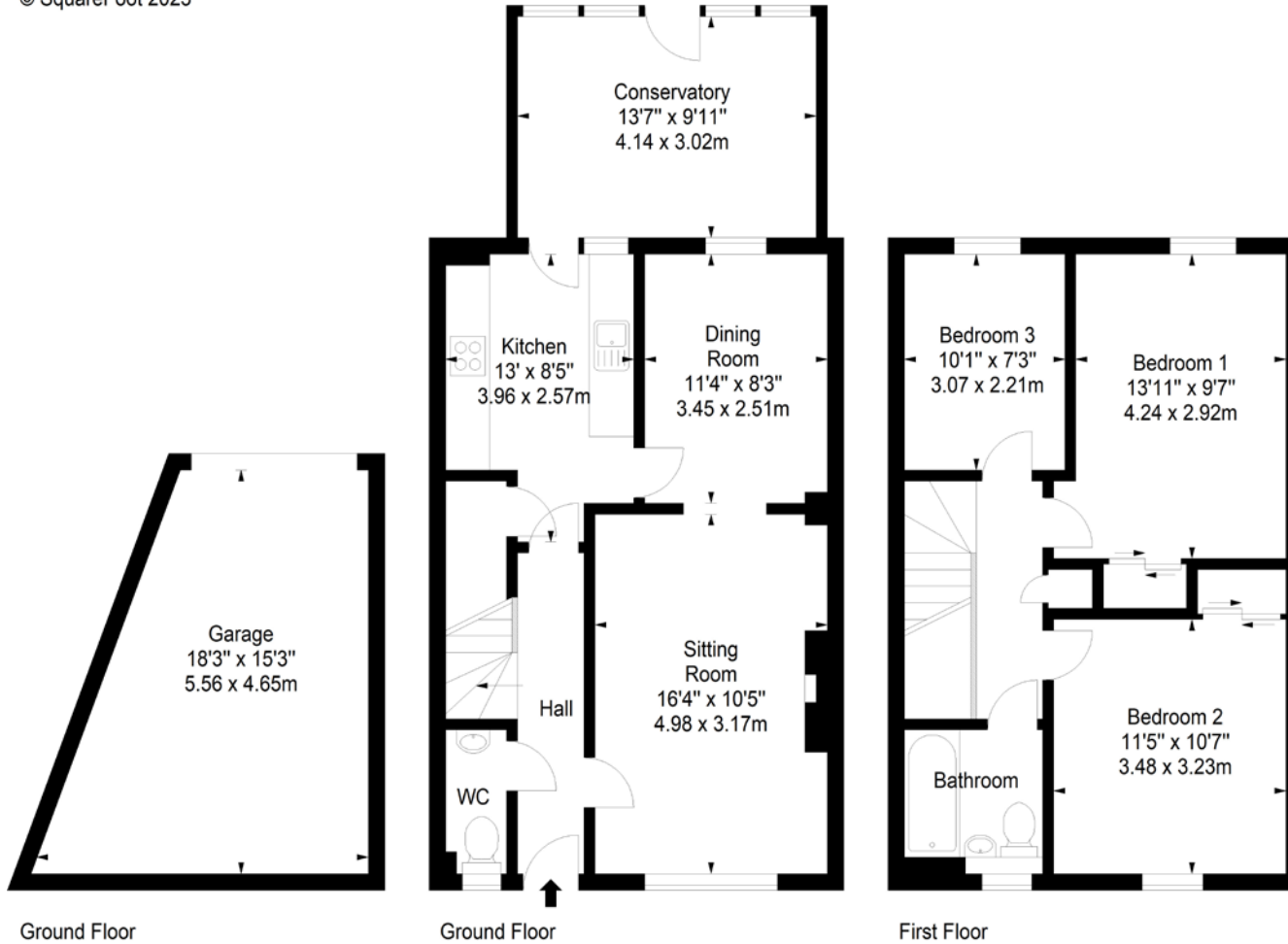
Bonaly Wester,  
Edinburgh,  
Midlothian, EH13 0RQ



Approx. Gross Internal Area  
1111 Sq Ft - 103.21 Sq M  
Garage  
Approx. Gross Internal Area  
217 Sq Ft - 20.16 Sq M  
For identification only. Not to scale.  
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Energy Performance  
Certificate Rating C



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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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