



29 Bonaly Brae
Colinton, EH13 0QF

Deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Sitting Room
- Dining Room
- Kitchen
- Four Bedrooms
- Bathroom
- Wet Room
- Gas Central Heating & Double Glazing
- Private Gardens & Summer House
- Single Lock-up Garage
- EPC Rating – C



Forming part of a quiet court yard setting, this bright end terraced villa with single lock-up garage is situated within the sought-after location of Bonaly. The property is within easy reach of local day to day requirements with further specialised shopping available at the Gyle Shopping Centre and Chesser Retail Park both a short drive away. The local primary school is within walking distance with the City Bypass easily accessible providing access to all the major motorway networks. The spacious accommodation would make an ideal family home and comprises; welcoming entrance hallway with wet room off, well-proportioned sitting room, dining room, contemporary breakfast kitchen with door to the rear garden, upstairs leads to 4 light and airy double bedrooms and bathroom with white suite and shower. There is a private garden to the front laid with chip stones for ease of maintenance and a fully enclosed private rear garden with summer house which would make an ideal home office/studio. Further benefits include a single lock-up garage, gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood and washing machine. All appliances are sold as seen with no warranty provided.



**Bonaly Brae,
Edinburgh,
Midlothian, EH13 0QF**

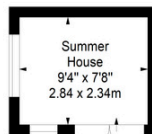


Approx. Gross Internal Area
1341 Sq Ft - 124.58 Sq M

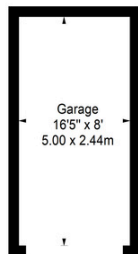
Garage
Approx. Gross Internal Area
132 Sq Ft - 12.26 Sq M

Summer House
Approx. Gross Internal Area
72 Sq Ft - 6.69 Sq M

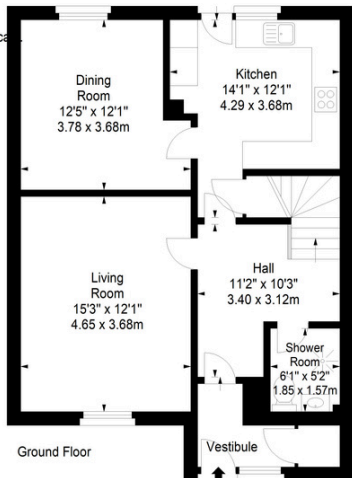
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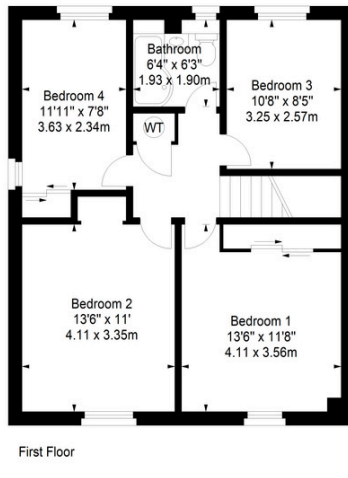
Ground Floor



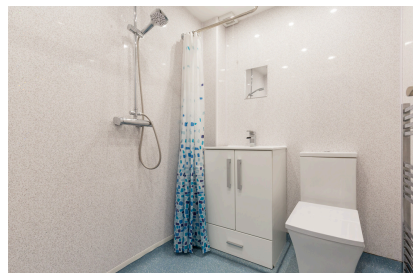
Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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