

7 BONALY ROAD

COLINTON, EDINBURGH, EH13 0EB

A substantial detached house in the Colinton conservation area, covering an impressive 2,936 square feet to provide a wealth of highly versatile accommodation, which includes three/two reception rooms, four/five double bedrooms, two bathrooms, and significant cellar space.





CULLERTON'S

WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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Rarely available detached house

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Property Name

7 Bonaly Road

Location

Edinburgh, EH13 0EB

Approximate total area:

272.8 sq. metres (2936.5 sq. feet)

 - Basement  - Ground Floor  - First Floor





AN EXCLUSIVE & RARELY AVAILABLE DETACHED
HOUSE COVERING AN IMPRESSIVE 2,936 SQUARE FEET



This four/five-bedroom detached house is an exclusive and rarely available residence that places a premium on space, enjoying large, light-filled rooms (many with dual or triple-aspect windows). The family home further boasts mature wraparound gardens and ample private parking, as well as abundant cellar storage and a neutral colour scheme throughout. It forms part of an exclusive neighbourhood in sought-after Colinton, positioned within easy reach of Edinburgh's picturesque Green Belt, the Pentland Hills, and idyllic public parks. Schools and amenities are a quick five-minute drive away, whilst nearby transport links (including the city bypass) ensure easy travel to the city centre and beyond.

GENERAL FEATURES

- An exclusive and rarely available detached house
- Covering an impressive 2,936 square feet
- Part of a family-friendly neighbourhood
- In the sought-after Colinton conservation area
- Light neutral colour palette throughout
- Home Report value - £875,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Naturally-lit vestibule and a hall with storage
- Triple-aspect lounge with an open fire
- Good-size dining room with a serving hatch
- Dual-aspect living room/fifth double bedroom
- A very well-appointed breakfasting kitchen
- Sizeable utility room with garden access
- Four double bedrooms with washbasins
- Bright bathroom with a three-piece suite
- Large shower room with a three-piece suite
- Impressive built-in storage and store rooms
- Basement level with significant cellar space
- Partially-floored attic for further storage

EXTERNAL FEATURES

- Carefully landscaped wraparound gardens
- Monoblock driveway and an attached garage



*Naturally-lit vestibule
and a hall
with storage*

WELCOME

Inside



N

estled behind a neatly-kept front garden, the home's main door opens into a naturally-lit vestibule, flowing through to a central hall with built-in storage. Here, soft colours and snug carpeting set the theme of décor found predominantly throughout, whilst a cosy recess creates an ideal reading and study space.



Three reception rooms for all
OCCASIONS

W

ith a choice of three reception areas, there is plenty of room for families. The heart of the home is the lounge. Here, a large footprint is bathed in all-day sun from triple-aspect windows, including oversized windows to the south and west. Spacious and airy, this reception room is the perfect hub for socialising and relaxing. It accommodates an excellent choice of comfortable furnishings and it has a beautiful open fireplace as a centrepiece. Furthermore, it is enhanced by the light colour palette and uplighters. From here, bi-folding doors extend into the adjacent dining room, which allows the two spaces to be united for dinner parties and family gatherings.



*Plenty of room
for families.*

All-day sun from triple-aspect windows



THE ADJACENT DINING ROOM

The dining room itself is a good size too. It continues the appealing décor and has built-in storage for plates and cutlery.



THE LIVING ROOM



Subheadline



The third reception area, the living room, is on the opposite side of the hall. Brightly illuminated by dual-aspect windows, it enjoys lovely views of the gardens and a focal-point fireplace for the colder months. Well-proportioned, this room is ideal for cosy evenings in.

The living room enjoys lovely views of the gardens and a focal-point fireplace

THE KITCHEN

A breakfasting kitchen with generous storage and workspace



The kitchen has a monochrome-inspired colour palette, pairing an extensive range of white cabinets with contrasting worksurfaces that provide ample counterspace. The worktop incorporates a two-person breakfast bar for morning meals and it blends seamlessly with the matching easy-clean splashback panels, which create a nice border. Overall, the kitchen is very well-appointed providing excellent storage solutions. It comes with an integrated oven, ceramic hob, and concealed extractor, and space for an undercounter fridge. It also has a glass serving hatch to the dining room for extra convenience, as well as a neighbouring utility room that provides garden access and room for additional freestanding appliances.







Four double
BEDROOMS



The four double bedrooms are on the first floor, just off a broad landing that is naturally lit to allow extra light to flow throughout the home. Each room benefits from a neutral backdrop and fitted carpets to create a comfortable setting for a tranquil night's sleep. All the rooms are equipped with a pedestal washbasin too. The second and third bedrooms have built-in storage, whilst the fourth bedroom displays the flexibility of the home being arranged as an office and music room. It also has a wall-to-wall wardrobe built in as well. If required, the ground-floor living room could alternatively be used as a fifth double bedroom.

THE PRINCIPAL BEDROOM

The principal bedroom has the largest dimensions for a wide choice of bedside furniture, and it further benefits from fitted wardrobe storage and triple-aspect windows enhancing an airy ambience.



*A bathroom and a shower
room that are both*

BRIGHT & AIRY



For convenience, the home has a ground-floor shower room and a first-floor bathroom. Both are bright and airy and equipped with three-piece suites. The shower room is comprised of a toilet, a pedestal washbasin, and a quadrant shower enclosure. The bathroom has similar fixtures, albeit with a bath instead of a shower. It also has a chrome towel radiator. For year-round warmth and comfort, the property has double-glazed windows and gas central heating. For peace of mind, there is a burglar alarm that is serviced by Chubb twice a year and five security lights. Below the main accommodation, there is a significant basement level that offers unrivalled cellar storage, as well as a store room and a separate garden store. This substantial space also provides creative potential, with possibilities of use including a gym or study area. Also, there is a partially floored attic for further storage accessed from the landing.





Impressive landscaped gardens that wrap around the home

The property is enveloped by beautiful gardens that have been carefully maintained, incorporating manicured lawns and mature planting to the front, side, and rear. The gardens offer a lot of space too, and they are enclosed for the safety of free-roaming pets and playing children. The expansive rear garden also boasts designated planting beds and a timber deck with a charming summerhouse. To the front, a gated monoblock driveway and a large attached garage provide parking for three or four cars. Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances, to be included in the sale. Additional freestanding appliances may be available by separate negotiation.



7 BONALY ROAD

COLINTON

Situated roughly five miles southwest of Edinburgh city centre,

7 Bonaly Road enjoys a leafy green setting as part of an exclusive and family-friendly neighbourhood in the prestigious residential suburb of Colinton. Renowned for its quaint village ambience and tranquil setting on the banks of the Water of Leith, the area is picturesque and scenic. The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture. Close to the countryside and Edinburgh's idyllic Green Belt, it offers the best of city living whilst never being far from the Great Outdoors. In fact, 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 from the residence, providing delightful walking and cycling opportunities, as well as magnificent views over Edinburgh and the surrounding countryside. Adding to the appeal of the area, the property is never far from amenities. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to nearby supermarkets, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities, a raft of fantastic eateries, and a thriving coffee culture. Furthermore, the city centre can be reached in as little as 25 minutes by car, placing all the capital's world-class shopping, leisure, and cultural facilities at your disposal. Colinton is served by an excellent range of schools too, with the property falling in the catchment area for the well-regarded Bonaly Primary School, St Mark's RC Primary School, Firrhill High School, and St Thomas of Aquin's RC High School. In addition, Colinton is 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.





KINGSKNOWE GOLF CLUB

COLINTON DOCTOR'S SURGERY

COLINTON STATION

7 BONALY ROAD

CAMPBELL PARK

BONALY PRIMARY SCHOOL

BONALY COUNTRY PARK

PENTLAND HILLS REGIONAL PARK

SCHOOLS

State Schools: Bonaly Primary School, St Mark's RC Primary School, Firrhill High School, St Thomas of Aquin's RC High School

Independent Schools: Merchiston Castle School, George Watson's College, Edinburgh Steiner School

CULTURE

Edinburgh 02 Academy, Water of Leith Visitor Centre, and central Edinburgh's world-class attractions are easily accessible

SHOPPING

Major supermarkets and shopping amenities and nearby cosmopolitan shopping areas

#1

LEAFY SUBURB WELL CONNECTED TO THE CENTRE OF THE CAPITAL AND FURTHER AFIELD

LOCATION



Approximately 5 miles from Edinburgh city centre

TRANSPORT



Bus – 10, 16, 44, 45, 400
Skylink (to the airport)

Tram Stop – Edinburgh Park Station (3.7 miles)

Train Station – Wester Hailes (1.6 miles)

Airport – Edinburgh International (7 miles)



SPORTS

Kingsknowe Golf Club, Midlothian Snowsports Centre, Craiglockhart Leisure Centre and Tennis Centre, Meggetland Sports Complex, Boroughmuir Rugby and Community Sports Club, Merchants of Edinburgh Golf Club

PARKS

The Water of Leith, Union Canal, Craiglockhart Hill East Park, Easter Craiglockhart Hill Local Nature Reserve, The Pentland Hills

FOOD & DRINK

A good selection of local restaurants, takeaways, eateries, bars, and cafés



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



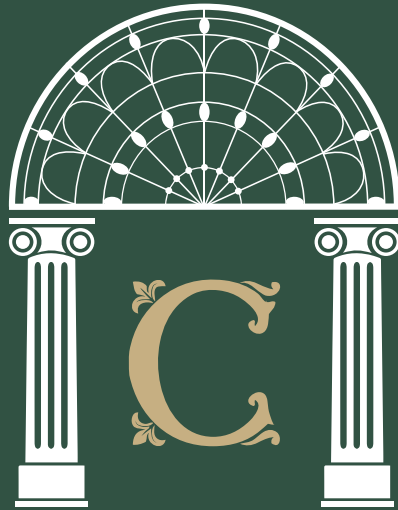
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.