

9 BONALY AVENUE

COLINTON, EDINBURGH, EH13 0ET

Generous detached house in desirable Colinton, offering three bedrooms, two reception rooms in an open-plan layout, a dining kitchen, a shower room, and a separate WC, plus delightful, well-maintained gardens, an attached single garage, and a private driveway.





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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A detached house in desirable Colinton

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Colinton



Property Name

9 Bonaly Avenue

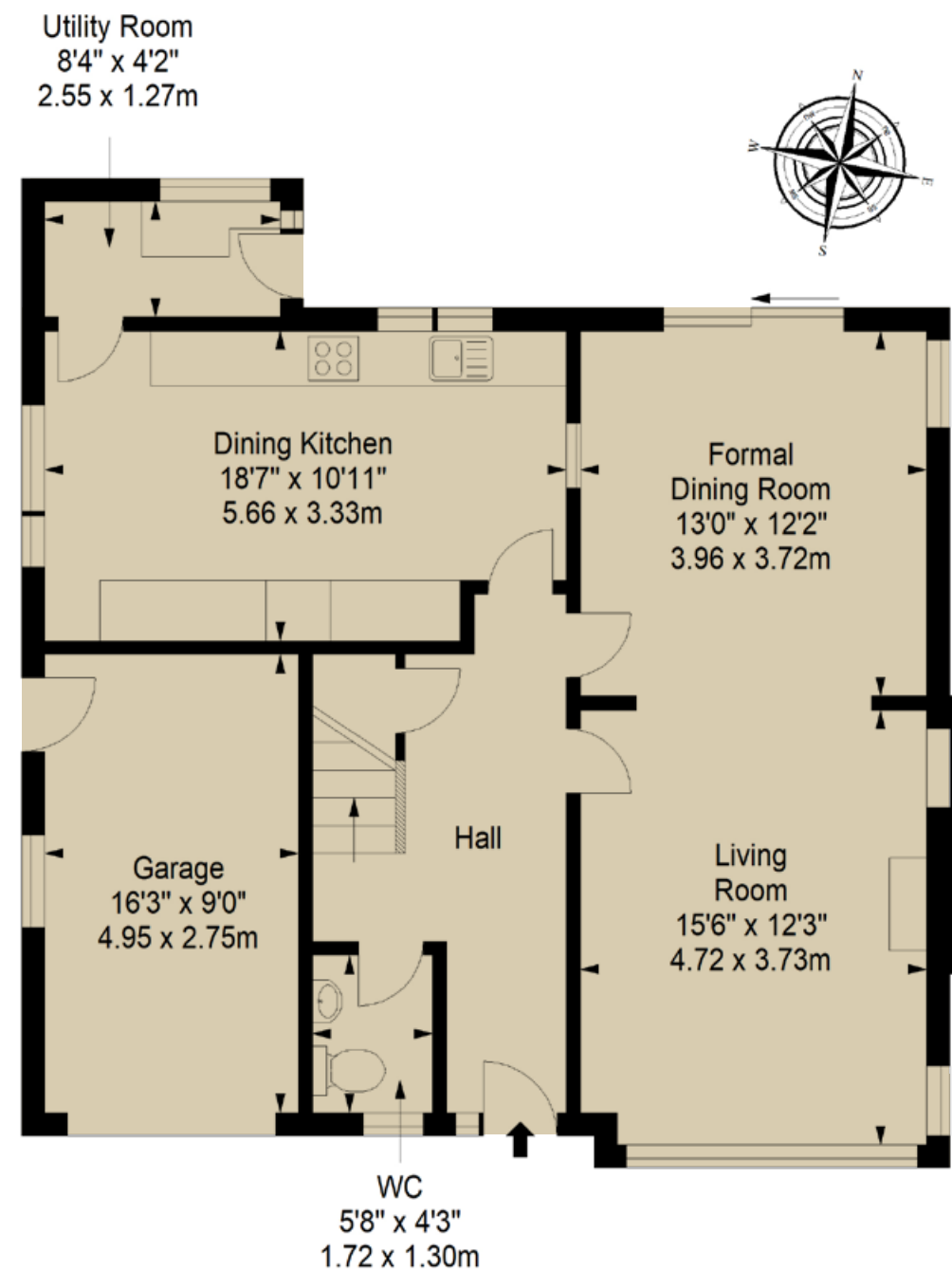
Location

Colinton, Edinburgh, EH13 0ET

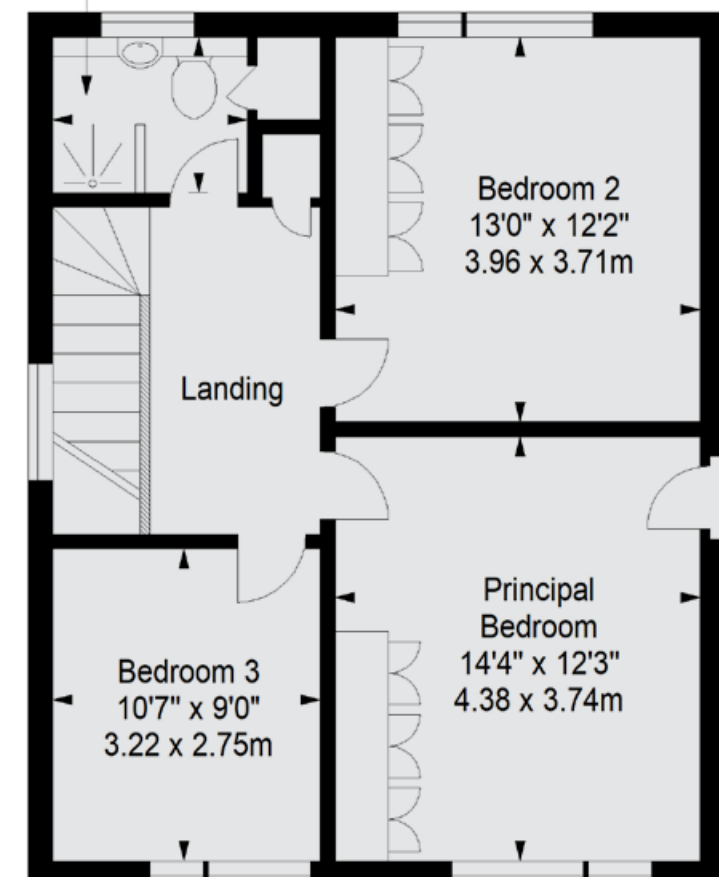
Approximate total area:

142 sq. metres (1528.5 sq. feet)

 - Ground Floor  - First Floor



Shower Room
6'8" x 5'4"
2.02 x 1.62m



APPEALING DETACHED HOUSE IN DESIRABLE COLINTON

Offering an appealing home in the highly desirable Colinton area of the city, this detached house occupies a generous plot in an established residential area and is presented with attractive, modern interiors and neutral décor throughout. Furthermore, it is accompanied by delightful gardens and excellent private parking. Local amenities include a convenience store, schools (the catchment primary school is less than five minutes' drive away), transport links connecting across the city and further afield (there is a bus stop approximately 50 yards away taking you to the city centre in around 25 minutes), and a wealth of green space, including parkland and the stunning Pentland Hills Regional Park.

GENERAL FEATURES

- Detached house in desirable Colinton
- Well-proportioned accommodation
- Modern fixtures and fittings and neutral décor
- Home Report value - £540,000
- EPC Rating - F

ACCOMMODATION FEATURES


- Entrance hall with storage and WC
- Open-plan living room and formal dining room
- Attractive dining kitchen with adjoining utility room
- Three double bedrooms (two with fitted wardrobes)
- Bright, modern shower room
- Gas central heating and mostly double glazing

EXTERNAL FEATURES

- Spacious, well-maintained front, side, and rear gardens
- Attached single garage and private driveway






9 Bonaly
Avenue



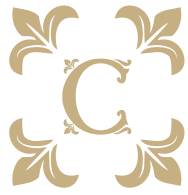
WELCOMING YOU INSIDE

A wide, airy hallway welcomes you into the home, with built-in under-stair storage and a useful two-piece WC. Neutral décor and a fitted carpet give the first glimpse of the attractive interiors to follow.



THE RECEPTION ROOMS





Open and sociable space for family gatherings and entertaining

The living room and formal dining room enjoy a sociable open-plan layout, perfect for everyday family life and entertaining alike, neutrally decorated and fitted with carpets for optimum comfort underfoot. A large south-facing window in the living room captures sunny natural light throughout the day, whilst the dining room has patio doors opening onto the garden. Both reception areas offer plenty of space for furniture layouts, and the dining room benefits from a useful serving hatch to the kitchen.





Well-appointed cooking zone with casual dining space



A DINING KITCHEN



In the kitchen, modern cream-coloured wall and base cabinets are supplemented by a wealth of workspace and splashback tiling, with integrated appliances comprising an oven and grill, a gas hob, and an extractor fan. Provision is also made for freestanding and undercounter appliances, of which a fridge, a dishwasher, and a washing machine are included. There is also space for a central dining area, perfect for casual weeknight meals, morning coffee, and socialising while cooking, whilst an adjoining utility room (with external access) supplements the kitchen, housing a dryer and an additional fridge.





THREE COMFORTABLE BEDROOMS

for a restful night's sleep

The home's three bedrooms are found on the first floor, approached via a staircase and landing with storage and loft access. The two larger bedrooms benefit from large fitted wardrobes, whilst the third bedroom, a small double or large single, has potential to be utilised as an extra sitting area or a home office for those requiring a quiet space to work or study from home.



THE SHOWER ROOM



Attractive, bright shower room

A shower room completes the accommodation on offer, presented with attractive aqua panelling and comprising a corner shower enclosure, an inset basin, a concealed-cistern WC, and fitted grabrails for safety.

The home is kept warm by a gas central heating system and the windows are mostly double glazed.



BEAUTIFULLY MAINTAINED

generous gardens and private parking

Externally, the home is perfectly complemented by delightful, well-maintained gardens wrapping around the front, sides, and rear. The outdoor space is predominantly lawned and features a wealth of mature, leafy trees and shrubbery, perfect for enjoying the sunshine, outdoor dining, and summer barbecues. Private parking is provided by an attached single garage (with side access) and a driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated and freestanding kitchen appliances will be included in the sale. The freestanding kitchen unit, dining furniture, and sofa are available by separate negotiation.



COLINTON

Edinburgh

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 Corn Exchange, 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

PARKS

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

TRANSPORT



Bus – 10, 16, 44, 45, 400

Skylink (to the airport)

Tram Stop – Edinburgh

Park Station (3.4 miles)

Train Station – Wester

Hailes (1.9 miles)

Airport – Edinburgh

International (6.8 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

FOOD & DRINK

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

Situated just over five miles southwest of Edinburgh city centre, 9 Bonaly Avenue 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 and bus, 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.





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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



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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.