










Fixed Price

**£400,000**

## 62 Bonaly Grove

Bonaly | Edinburgh | EH13 OQB

Impressive, tastefully presented terraced villa with private gardens, resident's parking and single lock-up garage, quietly positioned within an attractive, landscaped communal courtyard within the highly regarded Bonaly district of the city and within walking distance of the local primary school.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Lock-up garage/resident's parking
-  EPC Rating – C
-  Council Tax Band - E



## Description

Offered to the market in true move-in condition, this delightful family home enjoys a light and stylish interior throughout with excellent natural light and super views towards the Pentland Hills. The generously proportioned accommodation comprises; entrance porch, hallway with two piece WC apartment off and door leading to the back garden. A fantastic feature of this fine home is the sunny open plan lounge/dining/kitchen. Dividing naturally into lounge and kitchen areas, the lounge benefits from a dual aspect with window to rear and patio doors to the south-facing decked patio with lovely aspect beyond. The kitchen, with central island/breakfast bar and feature mood lighting is fitted with stylish wall and base units with built-in gas hob with hood above, separate built-in oven and microwave together with integrated appliances (fridge and dishwasher). A carpeted staircase leads to the upper landing which in turn leads to the three sizeable bedrooms, with the larger of the two benefiting from built-in wardrobes. The stylish family bathroom comprises of a white three piece suite with power shower and electric underfloor heating. Further benefits include an extensively floored attic with Ramsay ladder, double glazing and gas central heating with combi boiler.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/microwave/hood, the washing machine and integrated appliances (dishwasher and fridge).

## Gardens and Garage

There is a delightful, fully enclosed rear garden affording a high degree of privacy. A south-facing raised decked patio with excellent views towards the Pentlands offers a lovely setting for outside dining with steps to side leading to the artificial lawn with gated access to the rear path, ideal for bin access. A lock-up garage is located to the side of the courtyard with resident's parking available nearby.

## Additional information

There is a Courtyard Association to which an annual fee of approx. £200 is payable for the upkeep of the communal garden grounds.

## Viewing

By appointment with Neilsons on 0131 625 2222.





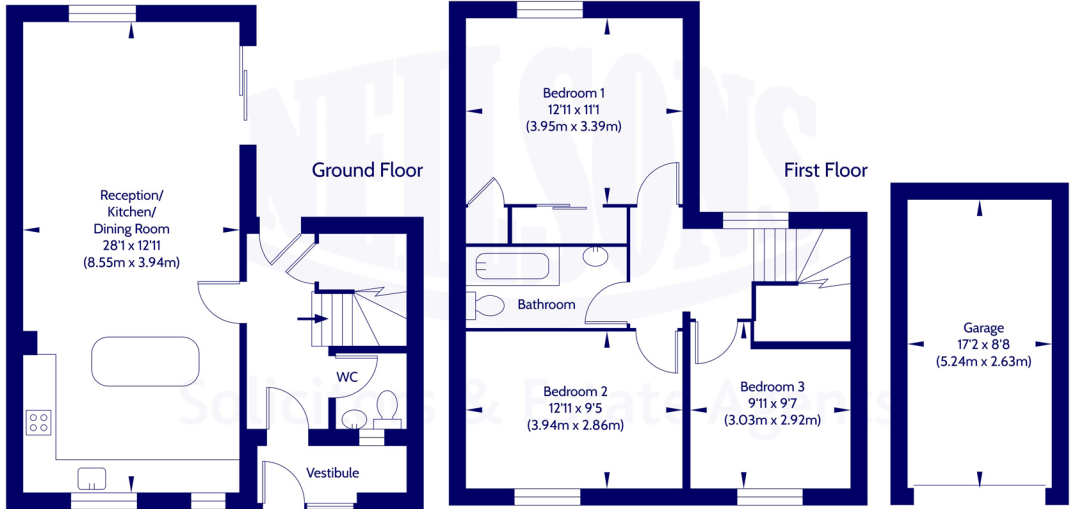
## Location

The property is situated in the well 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 easy travelling 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 Grove 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 is situated just at the end of the road and there are several highly regarded secondary schools in the vicinity.





Approx. Gross Internal Floor Area 96.44 Sq M / 1038 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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