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Offers Over

£415,000

26 Bonaly Drive

Bonaly | Edinburgh | EH13 OHB

This beautifully presented three-bedroom family home offers a spacious, versatile, and thoughtfully designed layout, perfect for the demands of modern family life. Set over two well-proportioned levels, the property combines stylish interiors with practical living spaces, all situated in the peaceful and highly desirable Bonaly district, nestled at the foot of the scenic Pentland Hills, yet within easy reach of Edinburgh city centre.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

Upon entering, you're greeted by a bright and welcoming hallway that immediately sets the tone for the rest of the home. The ground floor is centred around a generous open-plan living and dining area, an ideal space for both everyday living and entertaining guests. Large windows and glass doors allow natural light to pour in throughout the day, creating a warm and inviting atmosphere.

These doors open directly onto the private rear garden, effortlessly extending the living space outdoors, perfect for summer barbecues, children's play, or simply relaxing in the sun. The separate kitchen is well-placed for ease of use, featuring ample worktop space and storage, as well as quality fixtures and fittings. A separate practical utility room, providing additional space for laundry, household appliances, and general storage, keeping the main kitchen clutter-free and organised. A convenient downstairs WC and a sizeable internal storage cupboard further enhance the functionality of the ground floor, catering to the needs of a busy household.

Upstairs, the first floor hosts three comfortable and well-lit bedrooms. The principal bedroom is generously sized, offering space for a large bed, freestanding furniture, and even a dressing area. The second double bedroom also provides excellent proportions and flexibility for family members or guests. The third bedroom is ideally suited for a child's room, nursery, home office, or study, adapting easily to changing family needs. All bedrooms are served by a modern, well-appointed family bathroom, complete with contemporary fittings and a clean, neutral design.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property continues to impress. A private driveway and integral garage offer ample off-street parking and secure storage. The beautifully maintained south-west facing rear garden is a real highlight, catching the afternoon and evening sun, an ideal spot for outdoor dining, gardening, or simply unwinding after a busy day.

Viewing

Please contact 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 services to the City Centre and Edinburgh Airport are a short walk away. The property is within the Bonaly primary catchment area but is close to Colinton and St Marks primary schools and several well regarded high schools, Heriot Watt and Napier Universities are both close by. There is a convenient local shop nearby and the charming village of Colinton is within easy travelling distance and boasts a number specialist shops, cafes, bars and restaurants. Tesco and Morrisons superstores are located within a mile or so and for more extensive retail amenities Straiton and the Gyle are both only a short drive away. Bonaly Drive 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 Centre, Hillend Ski Centre and multiple Golf Clubs, are all within easy reach of the property.





Approx. Gross Internal Floor Area 106.82 Sq M / 1150 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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