



**57 Bonaly Crescent, Colinton,  
Edinburgh, EH13 0EP**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## SITUATED WITHIN AN ENVIABLE LOCATION

FIVE-BEDROOM, DETACHED, FAMILY HOME



This excellent five-bedroom, detached, family home has an enviable location in the heart of Edinburgh's desirable Colinton area, close to good schools, shops, recreational facilities, golf courses and transport links. The property has generously proportioned rooms, fantastic natural light, leafy views, is extremely versatile and has beautiful garden grounds. The accommodation consists of an entrance vestibule, with original double doors, a hallway, with good storage, a lovely, light filled dining lounge with double aspect windows, a wood burning stove and a glazed door to the rear garden. The breakfasting kitchen has a good range of modern, white units, wooden worktops, a breakfast bar, appliances and access to the sun room. There is also a family room and shower room on this level. On the upper floor there are four double bedrooms, one single bedroom and a smart family shower room, with a walk-in shower. There is Ramsay ladder access to a large attic room, with three Velux windows, generous floor space and three large store rooms, one housing the boiler. There is an attractive front garden, edged with hedging, with planted borders, an area of lawn, a garage and driveway. To the rear there is a particularly nice, sunny and secluded garden, with planted borders, edged with trees, a lawn, patio area, a greenhouse and a shed.

- Vestibule
- Hallway
- Dining lounge
- Breakfasting kitchen
- Family room
- Sun room
- Two shower rooms
- Five bedrooms
- Attic room
- Excellent storage
- Gas central heating
- Garage and driveway
- Garden





## COLINTON

Colinton is a prestigious residential area situated to the south western side of the City. The historic former village of Colinton has an excellent range of shops including a post office, licensed convenience store, newsagent and a choice of pubs and restaurants. Also, in easy reach of Morrisons supermarket at Hunters Tryst and a Tesco supermarket at Colinton Mains. It is well placed for the City Bypass which provides access to other parts of Edinburgh, east to the A1 and west to motorway connections and Edinburgh International Airport. It is in the catchment for the highly regarded Primary and Secondary schools. It is also in easy reach of George Watsons College and Merchiston Castle School, as well as easy access to Napier University at Craiglockhart Campus. Other nearby amenities include pleasant walks along the Water of Leith and through Colinton Dell, Spylaw Park, Torduff Hill and Reservoir and the Pentland Hills Regional Park. There are also a number of golf courses nearby and Midlothian Snowsports Centre as well as tennis courts, an indoor Equestrian Centre and a riding school.



### Extras

All fitted floor coverings and some curtains, blinds, light fittings, and the double oven, hob, dishwasher, fridge freezer, shed and greenhouse are included in the sale (no warranties given). The kennel and washing machine are not included.

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

G

### Home Report Valuation

£690,000

### EPC Rating

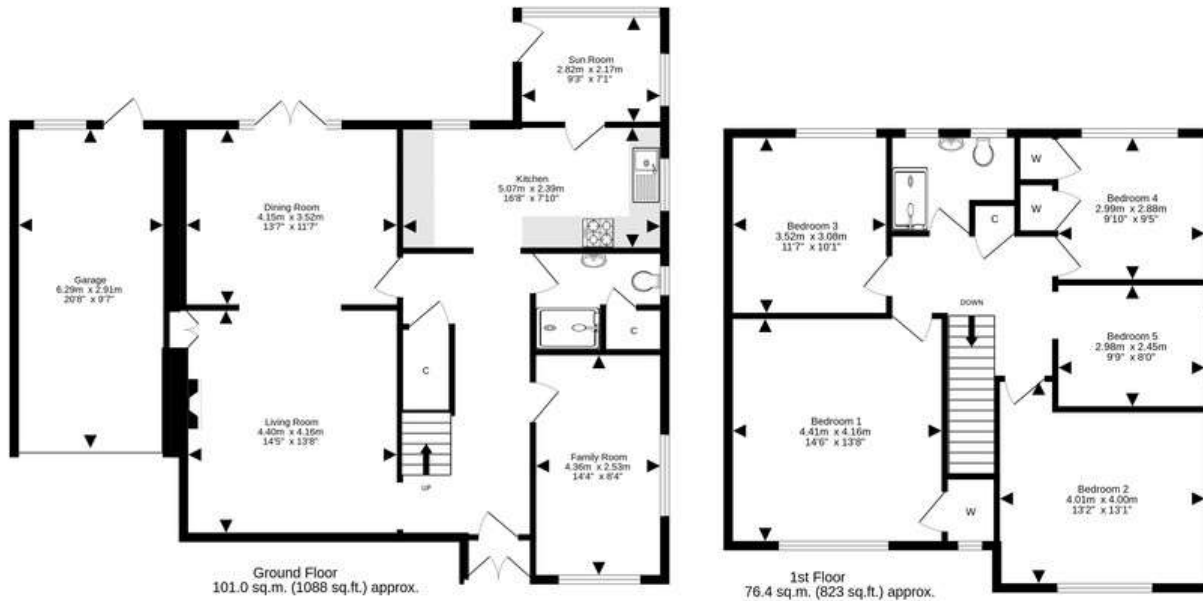
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**TOTAL FLOOR AREA : 177.5 sq.m. (1910 sq.ft.) approx.**  
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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