

8 Bonaly Wester

COLINTON, EDINBURGH, EH13 0RQ



*BEAUTIFULLY PRESENTED FOUR BEDROOM
TERRACED FAMILY HOME SITUATED IN A
DESIRABLE RESIDENTIAL AREA*



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McEwan Fraser Legal is delighted to present to the market 8 Bonaly Wester. A spacious four-bedroom terraced villa located within walking distance of Bonaly Primary School. The property offers modern, flexible accommodation over two levels, as well as a garden and garage.



The accommodation comprises a welcoming entrance porch, leading through to the main hallway. The modern open-plan living room and dining area are flooded in natural light thanks to the glazed doors which lead through to the conservatory. This offers additional flexible living space, and gives access to the rear garden. The modern fitted kitchen is located to the front of the property and there is also a ground floor WC.

"...The modern open-plan living room and dining area are flooded in natural light thanks to the glazed doors which lead through to the conservatory..."



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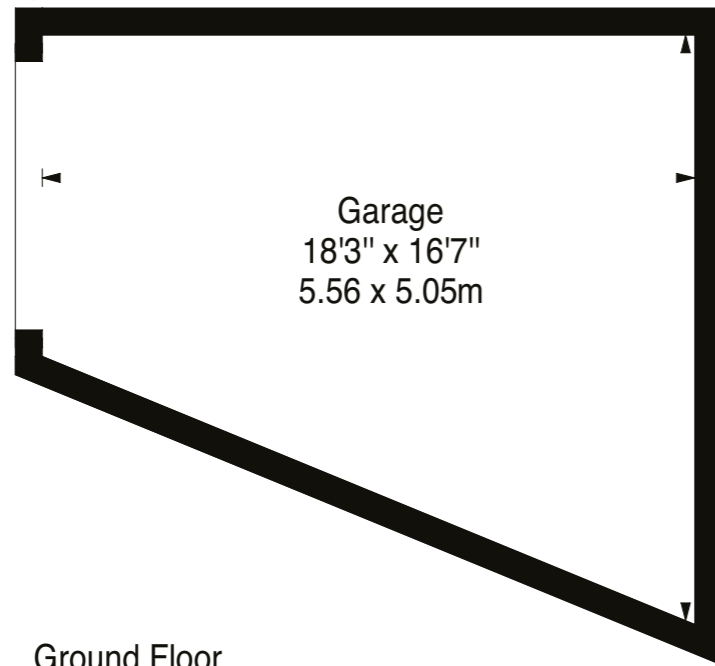
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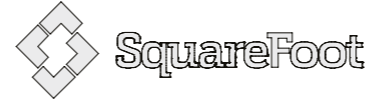


On the first floor you will find four bedrooms, three of which are double rooms with fitted wardrobes in the master. The fourth bedroom is currently being used as a home office but would make a cosy nursery or walk in dressing room. The recently refitted shower room is a real focal point. Additional benefits include gas central heating and double glazing.

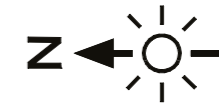




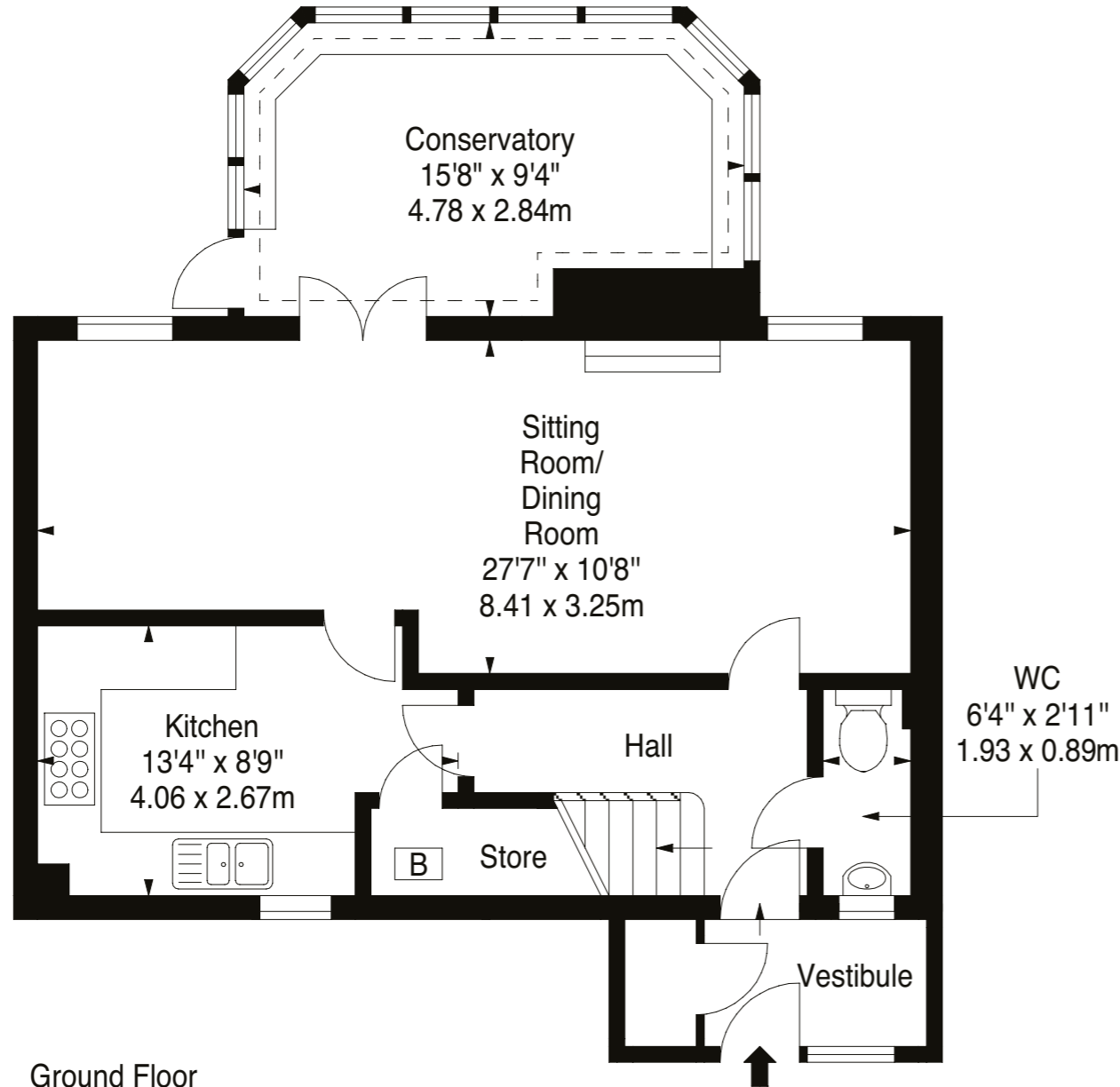
**Bonaly Wester,
Edinburgh,
Midlothian, EH13 0RQ**



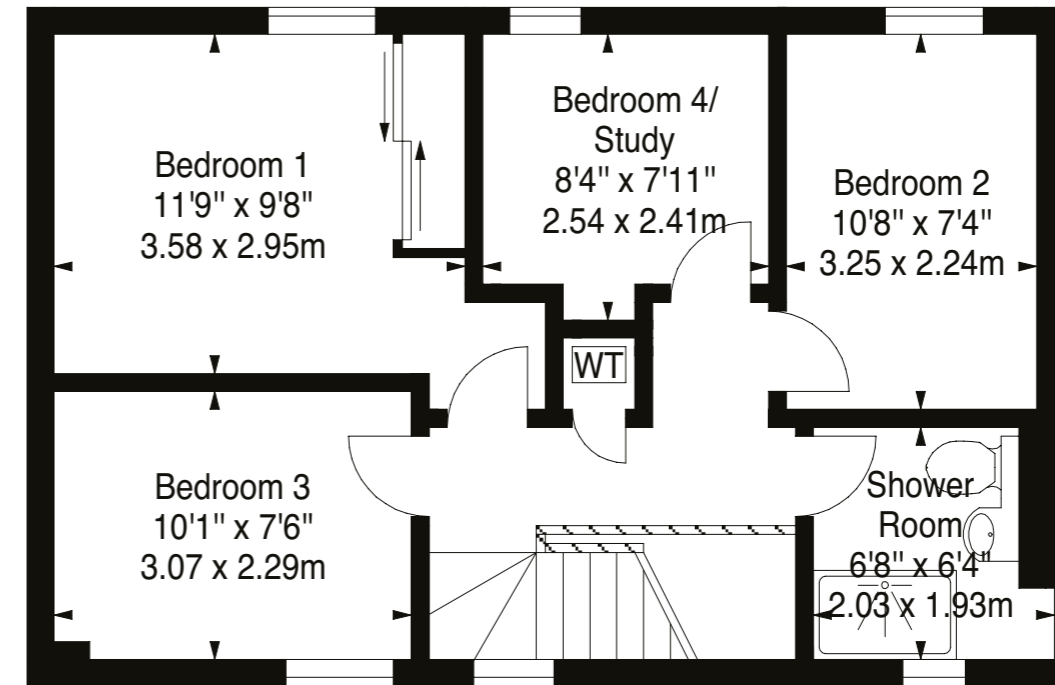
Approx. Gross Internal Area
1162 Sq Ft - 107.95 Sq M
Garage
Approx. Gross Internal Area
233 Sq Ft - 21.65 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor



The rear garden is fully enclosed and easy to maintain providing the perfect space to entertain friends and family in the summer evenings. The property also benefits from a large single garage located within the courtyard area.

Early viewing is highly recommended to avoid disappointment.

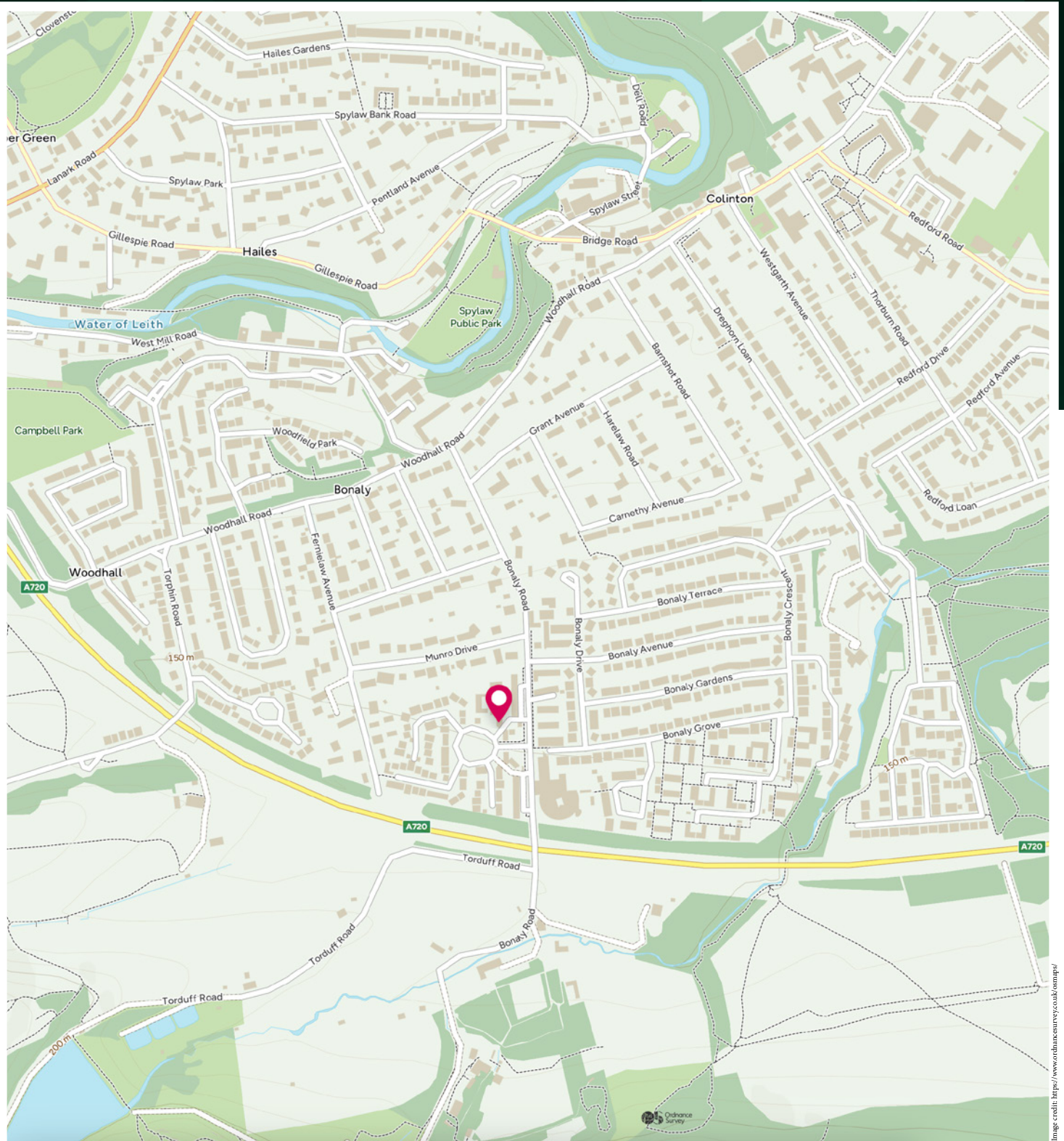
THE LOCATION

Bonaly is located within the historic conservation village of Colinton, one of Edinburgh's most sought-after residential areas in the southwest of the city. A thriving community with a broad range of local amenities and activities including a selection of shops and services, a health centre, pharmacy, dentist, post office, restaurants and bars, with further facilities nearby including Tesco and Morrison's Supermarkets.

Colinton Village also has a library which is well used by local residents. Colinton Dell, Spylaw Park and the Pentland Hills are all within walking distance and offer many pleasant recreational pursuits for walkers and cyclists. The area has golf courses and easy access to the Hillend ski slope. Edinburgh's city bypass is situated close by and provides excellent links to the Gyle, Hermiston Gait, Edinburgh Business Park, the main motorway network, Edinburgh Airport, Fife and East Lothian. Colinton Village also has a library which is well used by local residents. Colinton Dell, Spylaw Park and the Pentland Hills are all within walking distance and offer many pleasant recreational pursuits for walkers and cyclists. The area has golf courses and easy access to the Hillend ski slope. Edinburgh's city bypass is situated close by and provides excellent links to the Gyle, Hermiston Gait, Edinburgh Business Park, the main motorway network, Edinburgh Airport, Fife and East Lothian.

There are also highly regarded local primary and secondary schools nearby, as well as many of Edinburgh's universities and private schools. The city centre and surrounding areas are easily reached, by the many frequent buses serving the area.

CAMPBELL PARK



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Surveyor



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MARK BRYCE
Photographer



Layout graphics and design
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