

**Blackadders**



21 Bonaly Avenue  
Edinburgh EH13 0ET

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**Offers Over**  
**£485,000**





Viewing: By appointment through selling agent on 0131 202 1868

## DESCRIPTION

A fantastic opportunity to purchase this detached family home set within one of the city's most sought after residential districts. The home has an abundance of amenities nearby and is very well placed for commuting.

The property benefits from gas central heating and is fully double glazed. Externally there are superbly maintained gardens to the front and rear. There is a handy outhouse in the rear garden which will offer many benefits. Finally, for secure off street parking there are two driveways leading to the property's two garages.

## LOCATION

The highly popular area of Colinton lies less than 4 miles south west of the city centre and offers an enticing combination of village life and

nearby city attractions. Dating back to the 11th century, Colinton Village offers old-world charm with picturesque streets that sit snugly within the valley of the Water of Leith. In addition to beautiful period buildings, you will find a wide variety of independent retailers and speciality shops. Picturesque and compact, the village also offers a surprising range of amenities, including banks, restaurants, pubs and 3 large supermarkets nearby. Morningside and Bruntsfield, both within easy reach, offer a further range of speciality shops, a cinema, theatres and a range of eateries. The immediate area, which includes the charming Colinton Dell, enjoys outstanding natural beauty, while Spylaw Park offers a wide range of wildlife and, with its many walkways, cycle paths and picnic areas in mature woodland, is the ideal place for a leisurely stroll. A ski centre, pony trekking and trout fishing are on offer a short drive away in the Pentland Hills. Colinton enjoys its own schools, including Bonaly Primary School and Firrhill High School. Merchiston Castle School lies just east of the village, with various other independent schools a short drive away. The area is very well served by regular public transport links and its proximity to the City Bypass and the Motorway networks make commuting fast and convenient.







- Lounge

Separate Kitchen

Dining Room

Shower Room
- 3 Bedrooms

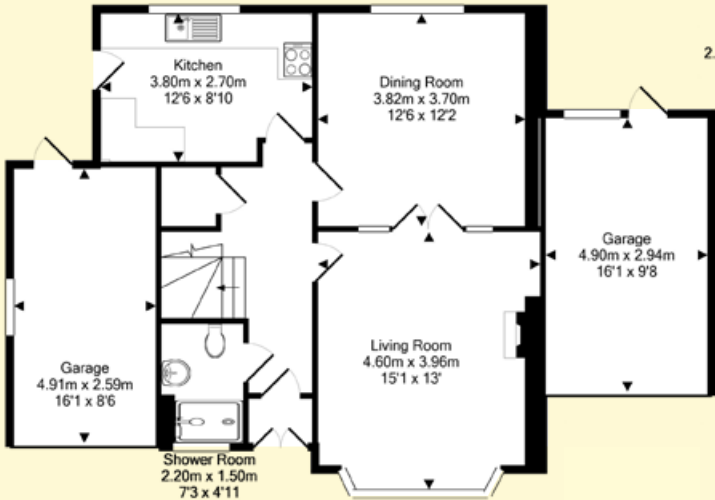
Bathroom

GCH & D/G

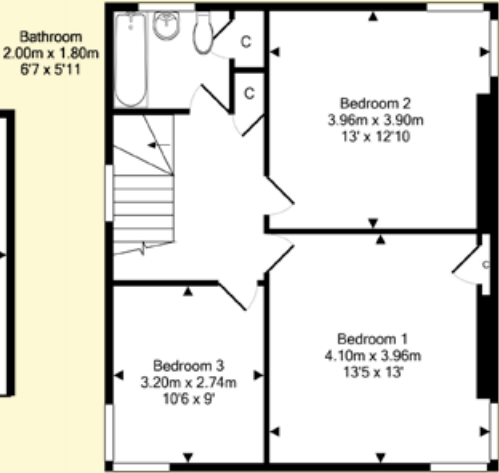
Private Gardens
- 2 Driveways

2 Garages

Wonderful Views



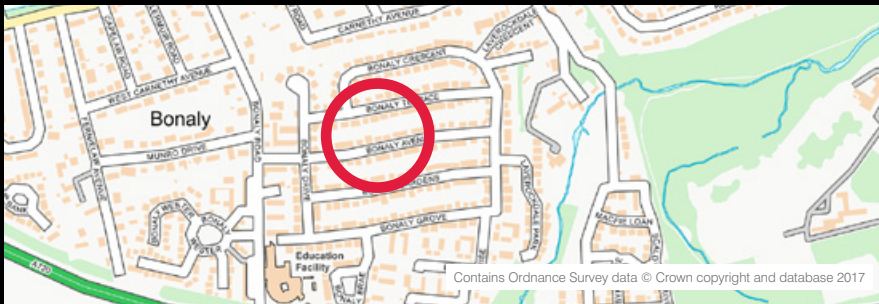
Ground Floor



First Floor

ACCOMMODATION  
(measurements are approx)

Lounge	15'1" x 13'0"	4.60 x 3.96m
Kitchen	12'6" x 8'10"	3.80 x 2.70m
Dining Room	12'6" x 12'2"	3.82 x 3.70m
Shower Room	7'3" x 4'11"	2.20 x 1.50m
Bedroom 1	13'5" x 13'0"	4.10 x 3.96m
Bedroom 2	13'0" x 12'10"	3.96 x 3.90m
Bedroom 3	10'6" x 9'0"	3.20 x 2.74m
Bathroom	6'7" x 5'11"	2.00 x 1.80m



## Blackadders



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Aberdeen  
AB11 6EN  
Tel: 01224 452750

### ARBROATH

129 High Street  
Arbroath,  
DD11 1DP  
Tel: 01241 876620

### DUNDEE

30 & 34 Reform Street  
Dundee  
DD1 1RJ  
Tel: 01382 342222

### EDINBURGH

40 Torphichen Street  
Edinburgh  
EH3 8JB  
Tel: 0131 202 1868

### PERTH

77 George Street  
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Tel: 01738 500600

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