

campbell  
smith

44 Bonaly Wester,  
Edinburgh,  
EH13 ORQ



- Ideal detached family sized villa
- Sought after location
- Hall with downstairs wc
- Twin windowed sitting room
- Dining room
- Kitchen
- Master bedroom with en suite shower room
- 2 further bedrooms
- Family bathroom with shower over bath
- GCH/DG
- Front & rear gardens
- Pavior drive leading to single attached garage

Offers Over : £435,000



















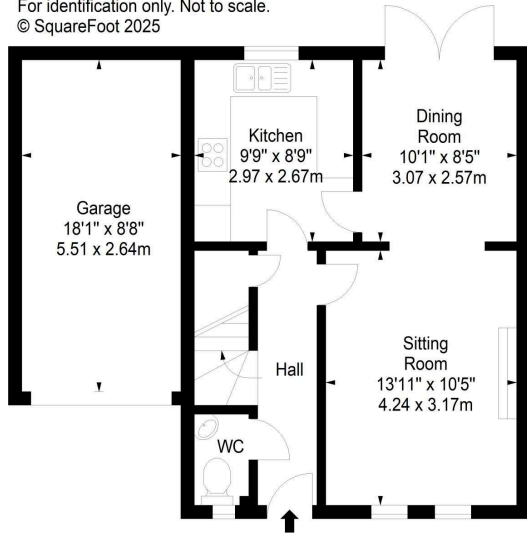




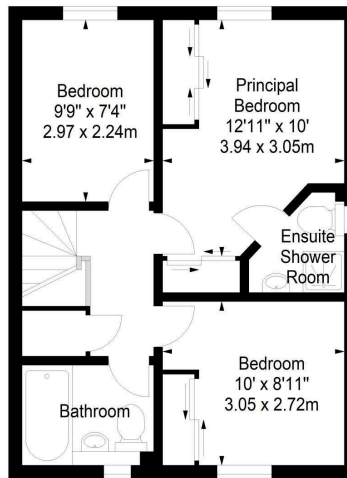
**Bonaly Wester,  
Edinburgh,  
Midlothian, EH13 0RQ**



Approx. Gross Internal Area  
870 Sq Ft - 80.82 Sq M  
Garage  
Approx. Gross Internal Area  
160 Sq Ft - 14.86 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



#### Extras

The fitted carpets, curtains, blinds, white goods & shed are included. No warranty is given regarding the services, systems or any appliances



#### Buses

Bonaly Avenue - 10



#### Shops

Local convenience store on Bonaly Avenue, Colinton village, Tesco at Colinton Mains, Aldi at Oxbgangs & Morrisons at Hunter's Tryst



#### Schools

Bonaly PS, St Mark's RC PS, Firhill High, St Thomas of Aquins RC HS



#### Parking

Pavior driveway leading to a single attached garage



Council Tax Band - F



EPC - C



#### Factor

Charles White. Approx £19.78pm for upkeep of communal open green spaces



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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