



50 Bonaly Avenue

Colinton, Edinburgh, EH13 0ET



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Well maintained detached Bonaly home with gardens, garage & driveway

- Sitting room
- Family room
- Breakfast/dining room
- Kitchen
- 4 double bedrooms - one with en-suite
- Family bathroom & downstairs WC
- Front & side gardens
- South-facing rear garden
- Driveway & garage
- Largely floored attic storage
- Gas central heating & double glazing



Offers Over:

£595,000



Further information can be found in the home report.

About the Property

Occupying a generous plot within the highly desirable Bonaly district of Edinburgh, this impressive four-bedroom detached family home offers spacious, flexible accommodation ideally suited to modern family living.

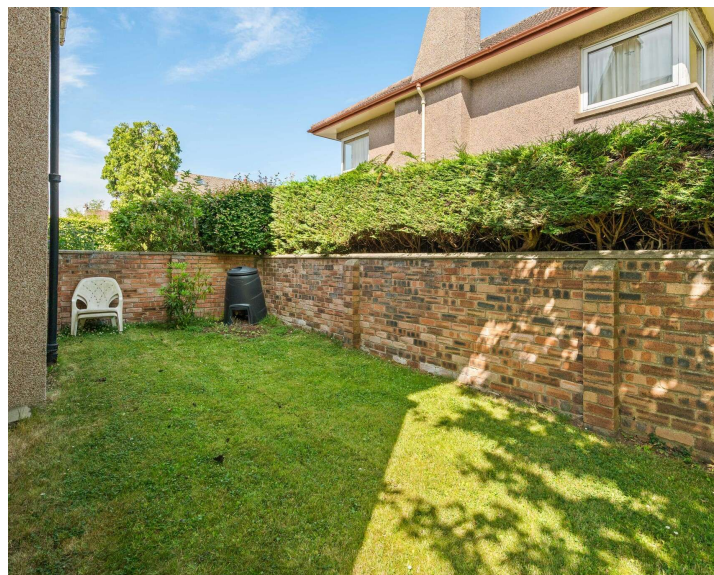
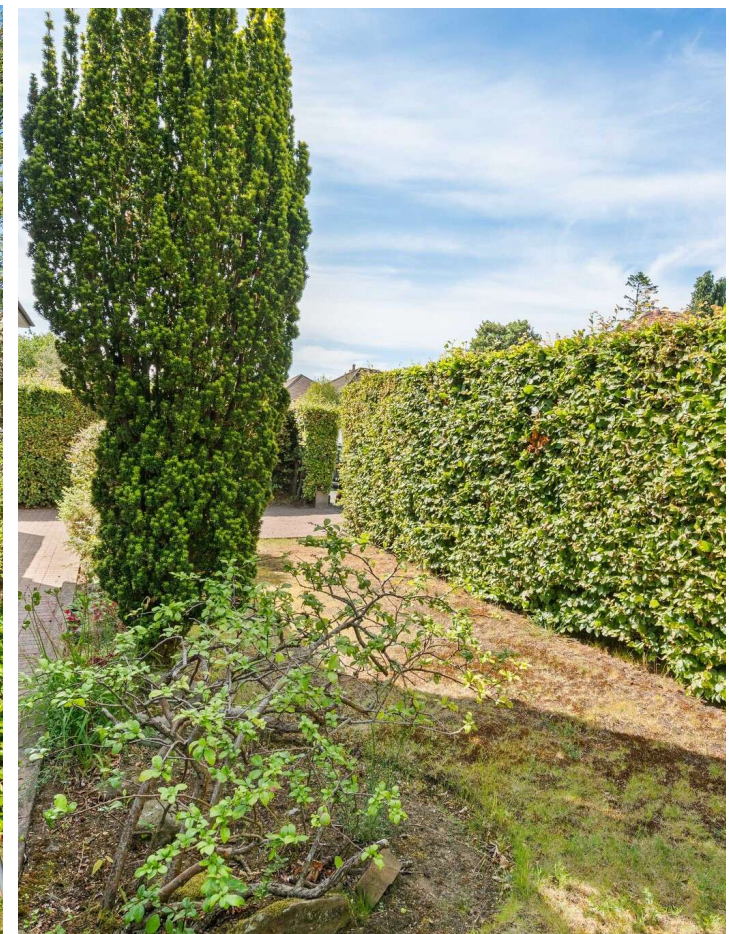
Well maintained throughout, the property has been meticulously cared for, while offering an excellent opportunity for a new owner to undertake modest cosmetic upgrading and create a home tailored to their own style and requirements.

A welcoming entrance hall leads to bright and generously proportioned living spaces designed for both everyday family life and entertaining.

The spacious sitting and family rooms enjoy an abundance of natural light, while the well-appointed kitchen provides excellent storage and workspace, with a breakfast/dining room off. The versatile layout offers flexibility for growing families, home working or additional recreational space.

On the upper level, there are four well-proportioned bedrooms together with a family bathroom, providing comfortable accommodation throughout. A largely floored attic offers valuable additional storage and further enhances the practicality of the home





Externally, the mature gardens extend to the front, side and south-facing rear, creating an attractive outdoor setting with generous lawned areas, established planting and plenty of space for relaxing or entertaining. A private driveway and garage provide excellent off-street parking and further storage.



📍 Location

Bonaly is one of Edinburgh's most sought-after residential areas set in the south-west of the city, nestled by the Pentland Hills. Nearby Colinton has retained much of its "village charm" and offers local shops, restaurants and bars. More extensive shopping facilities are available nearby & easy links to the City Bypass open up the many retail parks on the periphery of the city.

There are excellent local schools, including sought-after Bonaly Primary. A short walk away is Bonaly Country Park, which provides access to the Pentland Hills. Further into the valley of Colinton, there is public access to the Water of Leith, as well as Spylaw Park & Campbell Park. There are four golf courses close by, as well as Hillend Ski Centre

Colinton is ideally situated for commuting with regular bus services to and from the city centre (nearest bus stop less than one minute from the property) in addition to easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Queensferry Crossing.

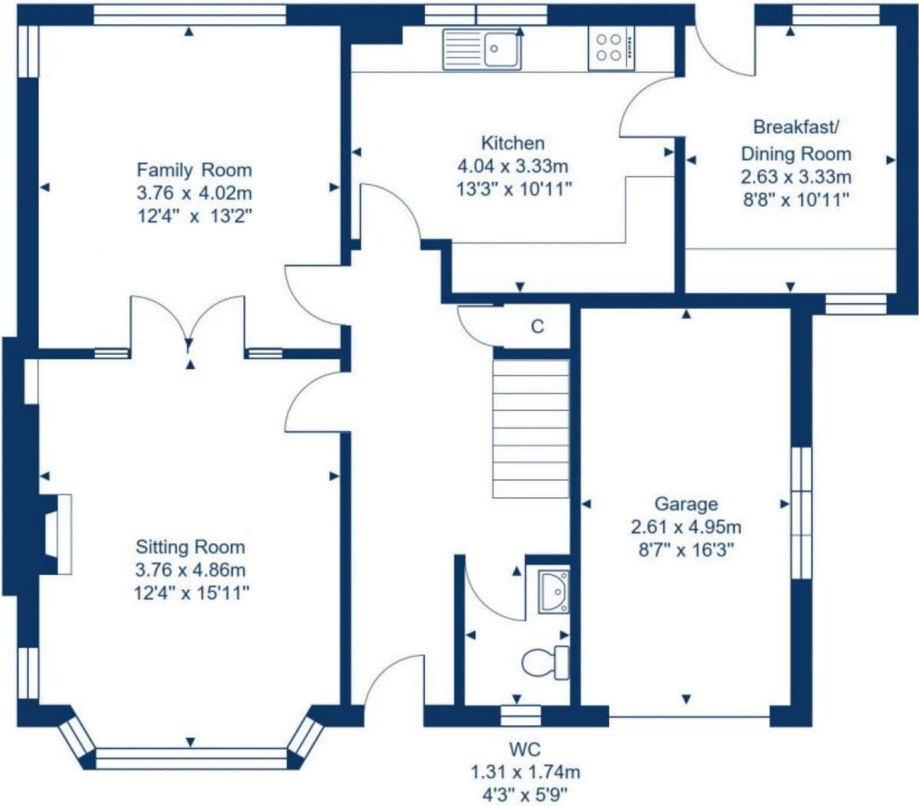
+ Extras

To include all fitted floor coverings, carpets, light fittings, free standing fridge, freezer & washing machine; integrated dishwasher, double oven & hob.

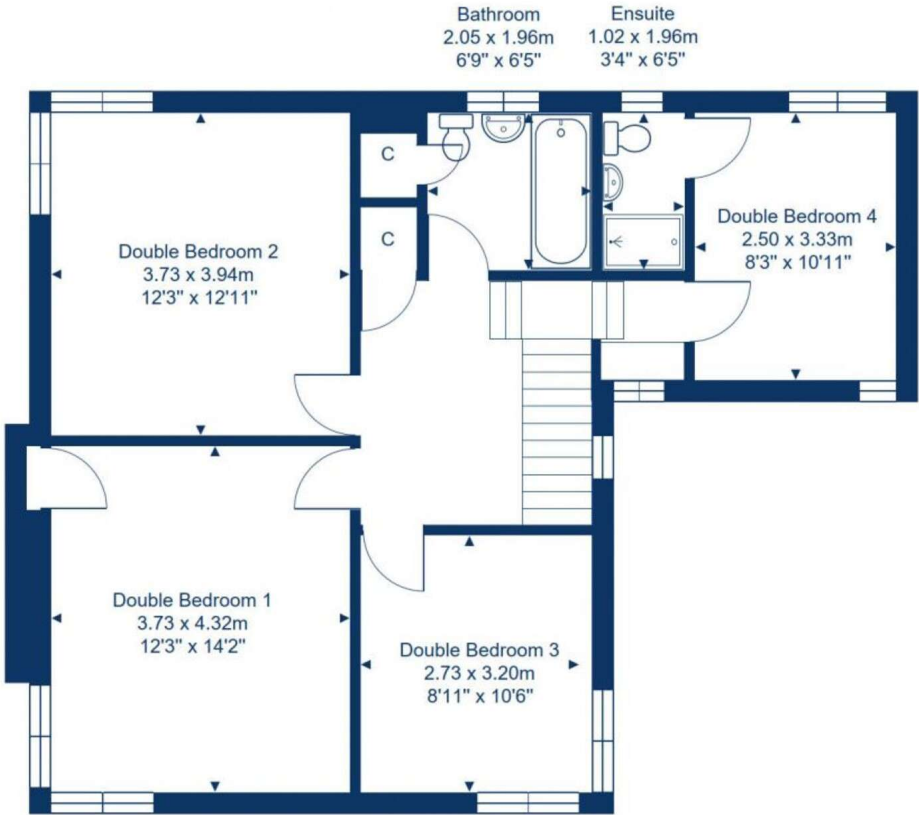


Floor Plan

50 Bonaly Avenue, Edinburgh, EH13 0ET



Ground Floor



First Floor



Total Area: 156.8 m² ... 1687 ft²
All measurements are approximate and for display purposes only.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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