



13 West Bonnington Drive, Wilkieston

Offers Over £290,000



## 13 West Bonnington Drive

Wilkieston, Kirknewton

Set within a highly desirable development in Wilkieston, West Bonnington Drive is an outstanding three bedroom semi detached home presented in true show home condition throughout. Owned from new by the current owners, the property has been finished and styled to an exceptional standard, offering a perfect combination of modern elegance, practicality and countryside charm.

From the moment you arrive, the home instantly captures your attention with its crisp modern façade, manicured frontage, attractive shrubbery and allocated parking, creating fantastic curb appeal and a striking first impression.

Stepping inside, you are immediately welcomed by a bright and beautifully styled hallway where the stunning herringbone effect flooring instantly sets the tone for the quality found throughout the home. The clean neutral palette paired with warm oak toned doors and elegant lighting creates a contemporary yet inviting feel from the outset. Positioned conveniently to the right hand side is the downstairs WC, thoughtfully placed for both guests and everyday family life.

To the left hand side at the front of the property proudly sits the gorgeous lounge, a space that feels effortlessly luxurious while remaining warm and comfortable. Large windows allow natural light to pour into the room, highlighting the soft neutral décor and sophisticated monochrome styling. The carefully chosen furnishings perfectly complement the room, from the plush sofas and statement armchairs to the elegant floor lighting and contemporary feature clock, all combining to create a space that would not look out of place in an interior magazine. The continuation of the stylish flooring enhances the flow of the ground floor while the layout offers the perfect setting for relaxing evenings or entertaining guests.



To the rear of the property, the home opens into a stunning open plan kitchen dining space which truly acts as the heart of the home. Beautifully designed with sleek high gloss cabinetry, contrasting dark worktops and contemporary black hardware, the kitchen offers a sophisticated modern finish while still feeling incredibly practical. Under the recessed spotlighting, every detail has been thoughtfully considered, from the integrated oven and sleek extractor hood to the carefully styled worktops and statement accessories which elevate the overall finish. The dining area has been perfectly positioned beside the French doors, where a luxurious corner dining bench creates an intimate and stylish entertaining space. The soft furnishings, elegant lighting and carefully curated décor give the room an effortlessly high end feel while still remaining incredibly homely. The French doors open directly out to the rear garden, allowing the indoor and outdoor spaces to flow seamlessly together. Outside, the rear garden has been designed with low maintenance living in mind while still providing a beautifully relaxing setting to enjoy throughout the year. Stylish paving, decorative stone detailing and carefully placed planters create a modern outdoor retreat, all perfectly framed by the breathtaking countryside views beyond. Backing onto rolling open fields stretching for miles, the garden offers a peaceful and private backdrop rarely found in such a convenient location.

Heading upstairs, the same immaculate presentation continues throughout the upper level. Positioned to the right hand side at the top of the staircase is the contemporary family bathroom, beautifully finished in keeping with the rest of the home, it offers a four piece suite, perfect for the whole family.

Next door sits the impressive principal bedroom suite, a beautifully proportioned double bedroom designed to feel calm, luxurious and relaxing. The striking upholstered feature bed immediately becomes the focal point of the room, complemented perfectly by the soft neutral tones, plush carpeting and elegant black accents throughout. Large windows frame uninterrupted countryside views, flooding the room with natural light while adding to the peaceful atmosphere this room offers. With ample floor space and stylish finishing touches throughout, this truly feels like a boutique hotel inspired retreat.





Further along the hallway you will find bedroom two, another fantastic double bedroom beautifully presented with soft neutral décor and luxurious textures. The room comfortably accommodates a large feature bed alongside additional furnishings while still maintaining a bright and airy feel. Again, the stunning open outlook adds to the sense of space and tranquillity throughout the home.

At the end of the hallway sits bedroom three, currently styled as an elegant and modern bedroom complete with a sleek dressing table area and carefully selected furnishings. The room has been thoughtfully designed to maximise both style and practicality, creating an incredibly versatile space that could equally work as a guest bedroom, home office or dressing room depending on individual requirements. The soft colour palette, statement light fitting and large window continue the home's cohesive and beautifully styled aesthetic.

West Bonnington Drive enjoys an excellent position within the sought after village of Wilkieston, offering the perfect balance between countryside living and commuter convenience. Edinburgh City Centre is within easy reach, while excellent transport connections including nearby bus routes, tram links, the City Bypass and Edinburgh Airport make travelling effortless. The area is also well placed for highly regarded local schooling, surrounding green space and nearby amenities, making this an exceptional home for professionals, families and commuters alike.

Home Report Value- £295,000

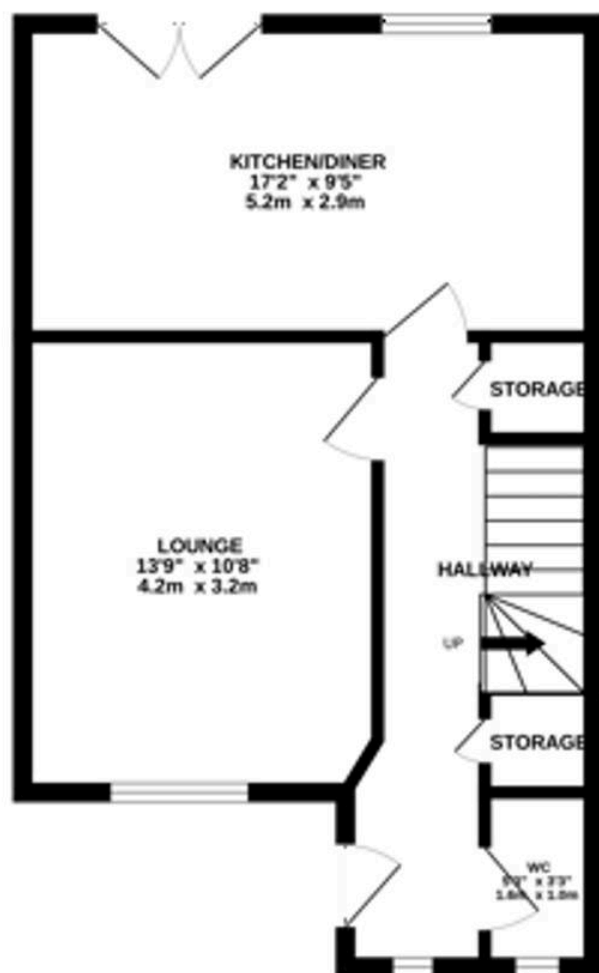
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Council Tax Band - D

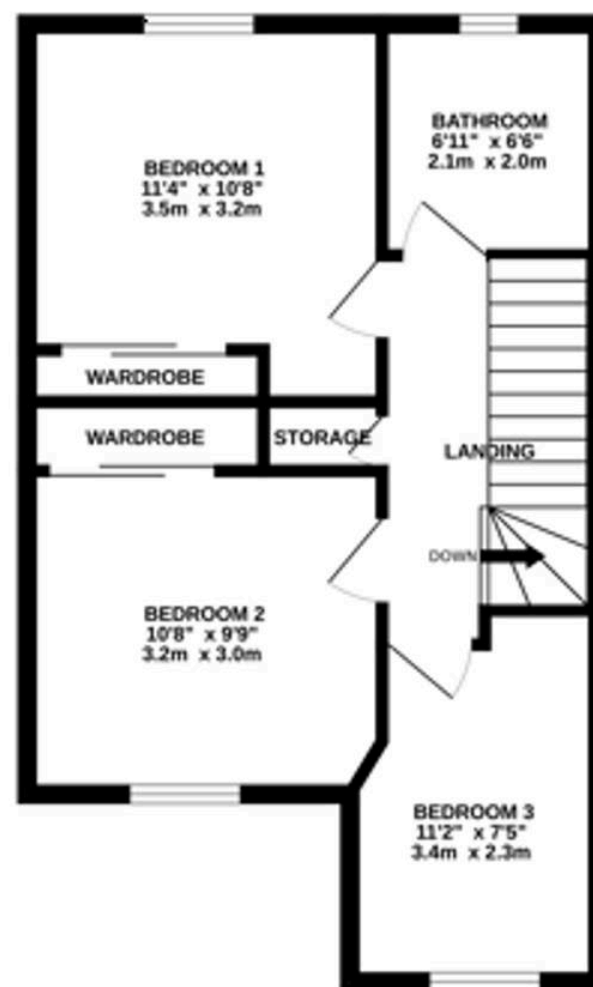
Square Ft- 958/ 89m2



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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