



64 Bonaly Rise

Colinton, Edinburgh, EH13 0QX



VMH ESTATE AGENTS



Spacious Four Bedroom Terraced Villa with Garage and Private Gardens

- Spacious sitting/dining room
- Kitchen
- Conservatory
- Three double bedrooms
- Bedroom 4/study
- Family bathroom
- Single garage
- Private front and rear gardens



Offers Over:

£485,000



 Freehold

Further information can be found in the home report.

About the Property

Situated within a quiet cul-de-sac in a popular residential area, 64 Bonaly Rise is a spacious four bedroom terraced villa offering well-proportioned family accommodation, together with a single garage and private gardens to the front and rear.

The property features a generous sitting/dining room, kitchen, conservatory, three double bedrooms, bedroom4/study, family bathroom and ground floor WC.

Presented in good order throughout, the house would benefit from some upgrading and modernisation, offering purchasers an excellent opportunity to enhance and personalise the accommodation to their own requirements.

With its generous room sizes, practical layout and excellent outdoor space, this is an appealing home with significant potential.

Management

The communal grounds are managed by the Courtyard Residents Association at an approximate cost of £175 per annum.

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📍 Location

Colinton is one of Edinburgh's most sought-after residential areas set in the south-west of the city, nestled by the Pentland Hills. It has retained much of its "village charm" and offers local shops, restaurants and bars.

More extensive supermarket shopping facilities are available at nearby Tesco and Morrisons, whilst easy links to the City Bypass open up the many retail parks on the periphery of the city. There are many pleasant walks and cycle paths close by and Kingsknowe Golf Club and Bonaly Country Park are within easy reach.

Colinton is ideally situated for commuting with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Queensferry Crossing. There are also regular bus services to and from the city centre and excellent schools in both the state and private sectors in nearby areas.

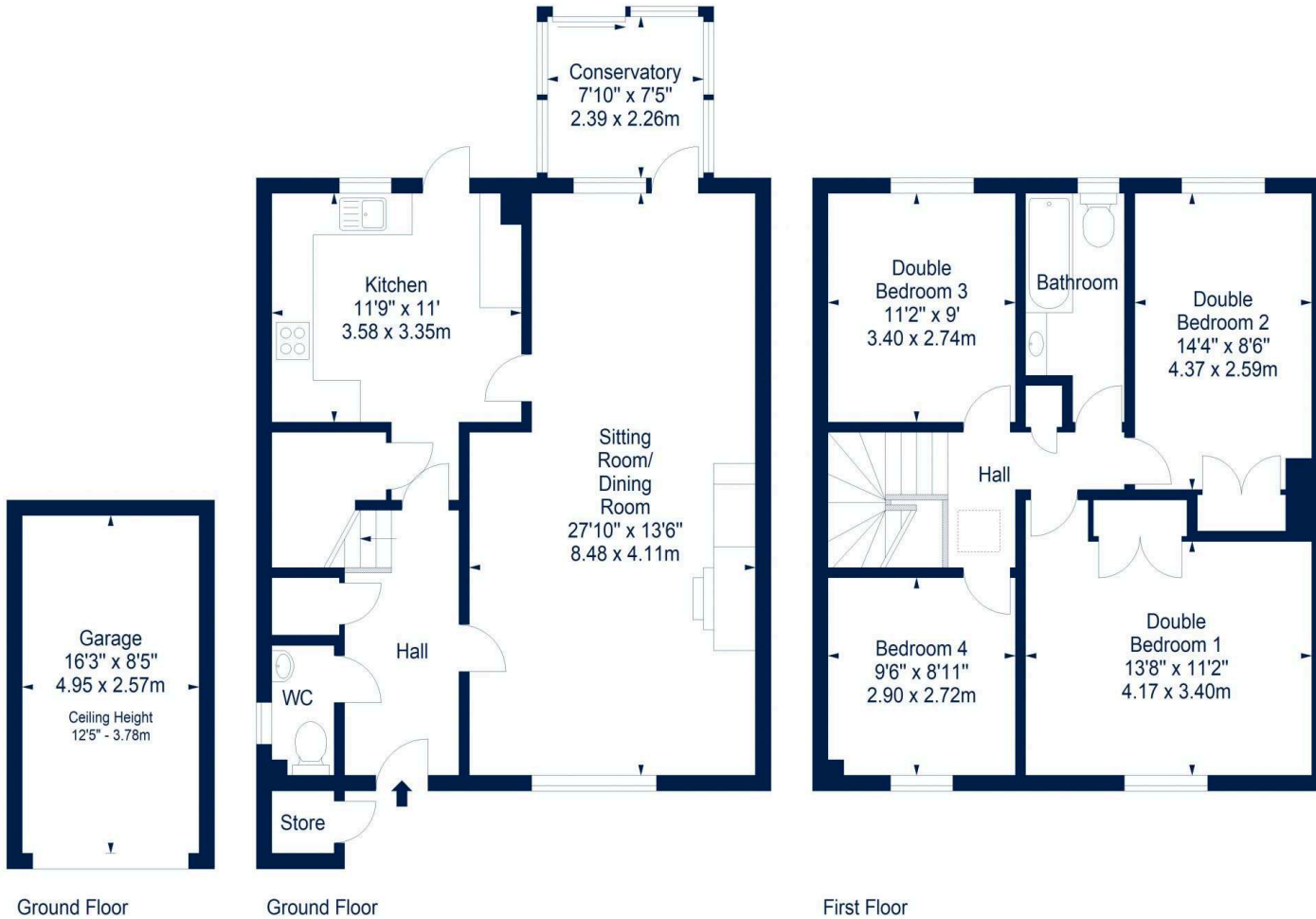
+ Extras

All fitted carpets and fitted floor coverings, curtains, curtain poles, light fittings, cooker, hood, washing machine, fridge/freezer and summer house. The dishwasher is not included.



Floor Plan

64 Bonaly Rise, Edinburgh, Midlothian, EH13 0QX



Ground Floor

Ground Floor

First Floor



House - Approx. Gross Internal Area - 1366 Sq Ft - 126.90 Sq M
Garage & Store - Approx. Gross Internal Area - 147 Sq Ft - 13.66 Sq M

For identification only. Not to scale. © SquareFoot 2026





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