

COULTERS[©]

22/1 BONALY BRAE

BONALY, EDINBURGH, EH13 0QF

2 BED 2 BATH 1 PUBLIC



TAKE A LOOK INSIDE

22/1 Bonaly Brae is a spacious two-bedroom ground floor flat, quietly positioned within a residential cul-de-sac at the foot of the Pentland Hills. Situated just moments from Bonaly Primary School and just a short stroll from the amenities of nearby Colinton, the location offers everyday convenience and is ideal for those seeking a balance of city living and green surroundings.

KEY FEATURES



Ground floor flat in residential cul-de-sac.



Two double bedrooms.



Direct access to shared gardens.



Single garage and off street parking.



A stone's throw from Bonaly Primary School.



Easy access to city bypass & Pentland Hills.



EPC Rating - D



Council Tax Band - D



The property enjoys a well-considered layout, with accommodation comprising: a generous sitting and dining room with feature fireplace and direct access to the shared rear garden through French doors; a particularly spacious fitted kitchen with a breakfast bar and leafy outlook; two comfortable double bedrooms with built-in wardrobes, the principal benefitting from its own en suite shower room; and a separate family bathroom.

Externally, the shared gardens provide a pleasant outdoor space, while the property also comes with a private garage with parking space to front.

The home is fitted with gas central heating and double glazing throughout.

There is an annual fee of around £120 payable to look after the communal garden areas.



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THE LOCAL AREA

Bonaly is a highly desirable and picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. It is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. The high street in nearby Colinton offers a range of amenities, including independent shops, post office, pharmacy, a small supermarket, cafes, restaurants and several popular pubs. The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running. There is also a popular local tennis club and an excellent selection of golf courses nearby. The area is known for its friendly and close-knit community, with a mix of young families, working professionals and retirees. The property sits in the catchment for highly regarded Bonaly Primary School and Firrhill High School. The City Bypass can be reached in just five minutes which provides a quick connection to the M8 and M9 and Edinburgh Airport.

EXTRAS

All light fittings, fitted flooring and white goods are included in the sale price. The mounted TV in the sitting room, curtains and blinds are NOT included.

HOME REPORT VALUATION: £250,000



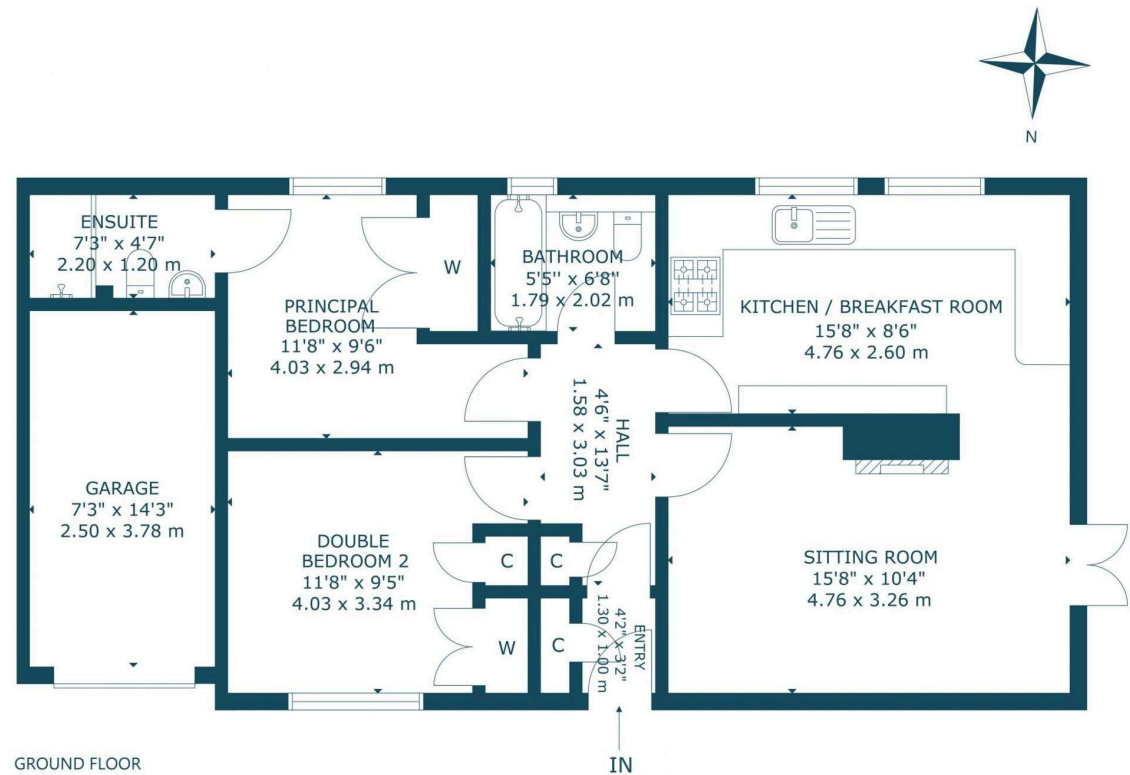
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GROUND FLOOR

22/1 BONALY BRAE, EDINBURGH, EH13 0QF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 700 SQ FT / 65 SQ M
GARAGE 97 SQ FT / 9 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.