



Solicitors & Estate Agents



Offers Over

£240,000

25 Bonaly Rise

Bonaly | Edinburgh | EH13 0QU

A most appealing main door lower villa, forming part of a leafy well maintained development, and enjoying a superb location in the desirable Edinburgh suburb of Bonaly.

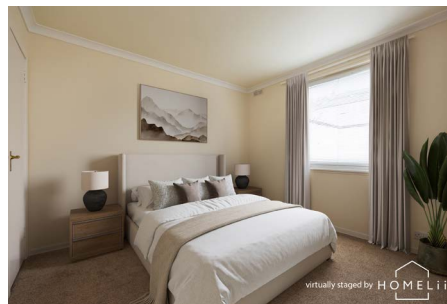
-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Garage and residents parking
-  Shared garden
-  EPC rating – C
-  Council tax band - D



Description

The property offers spacious and flexible living over one level and benefits from a single garage, making it an excellent option for professional couples, young families or those looking to downsize to something a little more manageable.

The accommodation briefly comprises an entrance hallway with excellent built-in storage, comfortable west facing reception room with carpeted floor, shelved press and two windows affording the room a light and airy feel. A good-sized dining kitchen with ample space for a table and chairs, which has been fitted with a variety of base and wall units, complete with coordinated wipe-clean worktops, splash tiling and a range of a built-in appliances. There are two spacious double bedrooms both with storage, a shower room with countertop basin, WC and modern walk-in shower with wet wall panelling.



This property has been subject to virtual staging. It should be noted that the property is currently empty as per the “before” images which have also been uploaded for perusal.

Extras

All floor coverings, light fittings, curtain poles, blinds and integrated appliances are included.

Gardens and Parking

There are a variety of beautifully maintained, mature gardens scattered throughout the development comprising areas of lawn, hedgerow and well stocked planted beds.

There are two shared drying areas between 3 flats, the one to the rear, is neatly kept with artificial lawn, planters and a paved seating space. Ample residents parking is available and the property has its own single garage.

The communal grounds are maintained by a residents association at a monthly cost of £25. The shared drying areas by agreement with the relevant neighbours.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

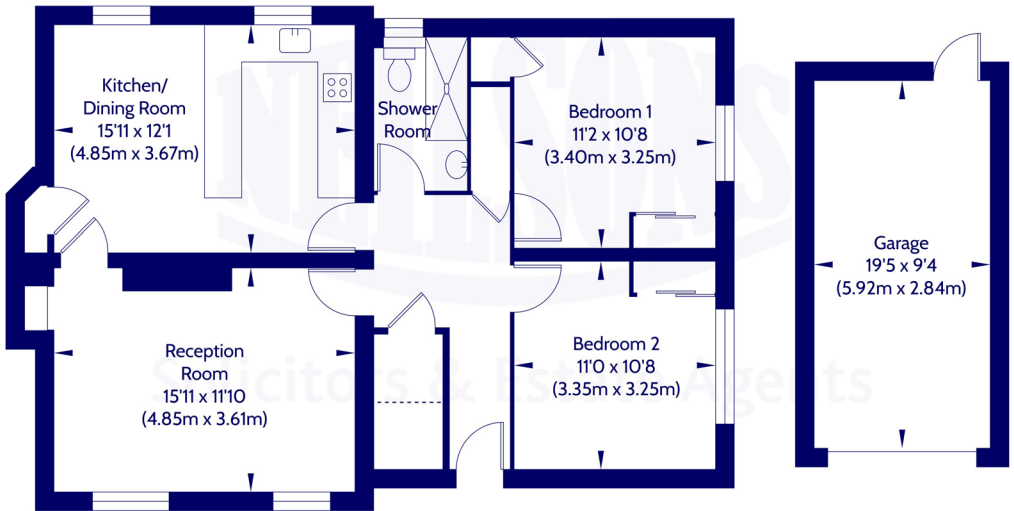
The property is situated in the ever-popular Bonaly district of Edinburgh which lies approximately five miles southwest of the city Centre. The city bypass is within proximity providing links to central Scotland's main motorway network and a frequent bus service to the city centre and surrounding areas is only a short walk away. There is a convenient local shop nearby and the charming village of Colinton is within easy travelling distance and boasts a good selection of specialist shops, cafes and restaurants. For more extensive amenities Straiton Retail Park and the Gyle Shopping Centre are both only a short drive away, both housing an excellent variety of high street stores. Bonaly Rise is a stone's throw from the wonderful Pentland Hills Regional Park with many excellent walks and cycle paths available. Further leisure opportunities can be found along the Water of Leith Walkway at Spylaw Park, Craiglockhart Leisure and Tennis Centre and Swanston Golf Club, all within easy reach of the property. The well renowned Bonaly primary school is within walking distance and is situated just at the end of the road and there are several highly regarded secondary schools in the vicinity.





Approx. Gross Internal Floor Area 76.96 Sq M / 828 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

