

COULTERS[©]

50 BONALY WESTER

BONALY, EDINBURGH, EH13 0RQ

 4 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

50 Bonaly Wester is a beautifully presented, detached four bedroom home with private gardens to the front and rear, in the sought after area of Bonaly. Located on an established modern development, the home offers spacious accommodation decorated in a sophisticated modern colour palate with delightful fixtures and fittings.

The immaculate, attractive formal sitting room is filled with light and has a lovely open flame gas fireplace creating an appealing focal point in the room.

KEY FEATURES



Exceptionally well presented and extended detached home.



Four double bedrooms, one with an en-suite.



Private front and rear gardens.



Private double driveway.



A short stroll to Bonaly Primary School.



Walking distance from the Pentland Hills.



EPC Rating - C



Council Tax Band - G



The heart of the home is the fantastic open plan kitchen/dining/living room which is a superb space for the inhabitants to come together and relax. A contemporary fitted kitchen with sleek wall and base cabinetry, centred around an island with a separate breakfast bar, opens into a generous lounge area with ample space for formal dining and comfortable living. The kitchen appliances comprise: dual fuel range cooker with extractor hood, large integrated fridge and integrated dishwasher.

A practical utility room features wall and base cabinetry, washing machine, tumble dryer and large free standing fridge freezer. This room also benefits from an external door to the front.

A convenient WC is also located on the ground floor.





MORE INFORMATION

On the first floor the engaging, principal bedroom benefits from fitted wardrobes and an en-suite shower room (with shower, WC and wash hand basin). There are three further double bedrooms, with bedroom two also featuring recently installed bespoke wardrobes. A family bathroom, fitted with a bath, separate shower, WC and wash hand basin, completes the upstairs accommodation.

A large floored attic with an impressive ceiling height (12') provides excellent additional storage or, potential for further use.

Heating and hot water are provided by gas central heating, and the property further benefits from an intruder alarm system.

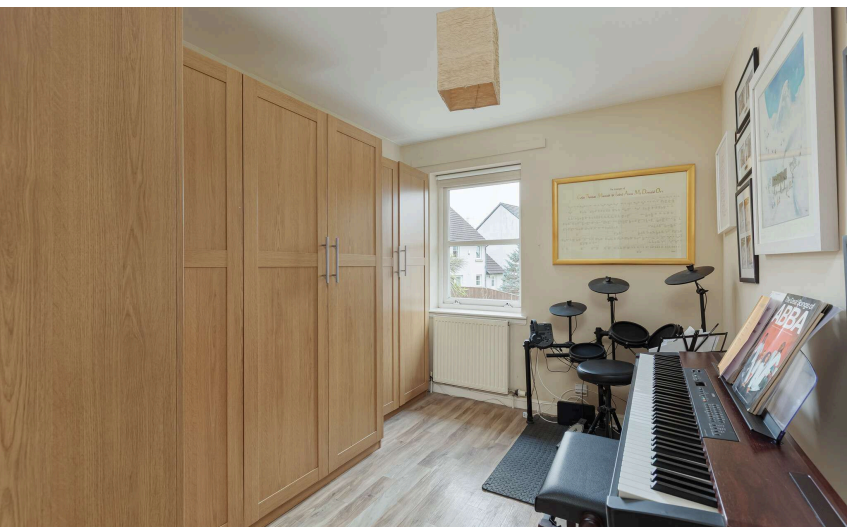
Externally, to the front of the property, the home has a large monobloc driveway with space for several cars and a lawn area.

To the rear, the attractive garden enjoys a generous decked area, ideal for outdoor dining and entertaining in the warmer months. The space is thoughtfully landscaped with raised beds and patio areas, creating a delightful, low maintenance environment. On the patio area there is also a contemporary gas fire pit (with concealed piping) surrounded by sleeper style bench seating.

A substantial timber shed (16' x 5') is positioned to the rear side of the property. External hot and cold taps are located at the side of the house.

Unrestricted parking is available on the street outside. In addition, the property overlooks a large communal green.









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 main street in nearby Colinton Village, offers a range of amenities, including independent shops, post office, pharmacy, a small supermarket, cafés, restaurants and 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 (a short stroll away) and Firrhill High School. Several of Edinburgh's independent schools are 15 minutes away by car or public transport (the number 10 bus stop is located 5 minutes walk from the property). The City Bypass can be reached in just 5 minutes from the property.

EXTRAS

All light fittings, fitted flooring and white goods are included in the sale price.

The development is factored by Charles White Ltd with an approximate monthly cost of £20.

HOME REPORT VALUATION: £610,000

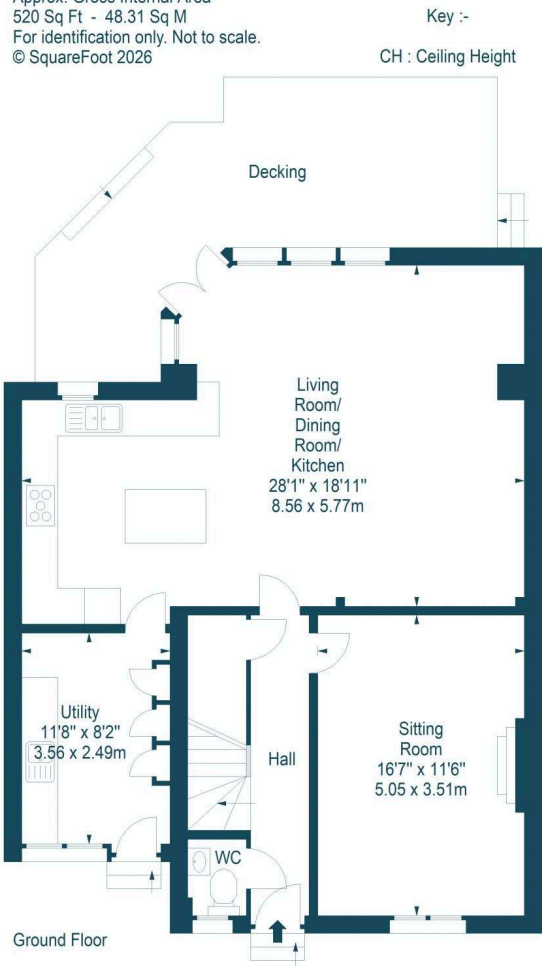
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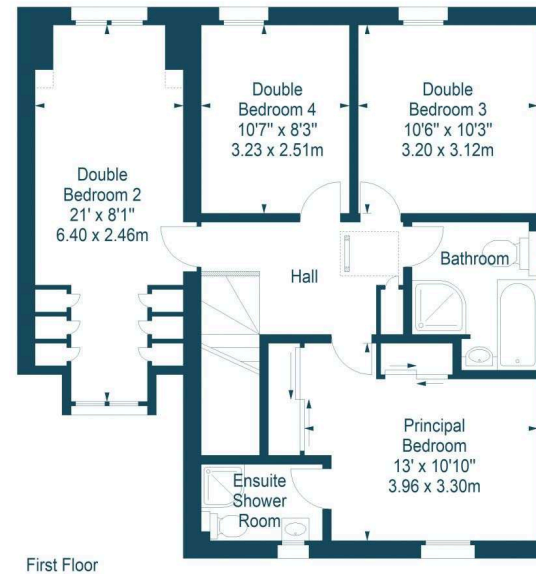
Approx. Gross Internal Area
1625 Sq Ft - 150.96 Sq M
Attic

Approx. Gross Internal Area
520 Sq Ft - 48.31 Sq M

For identification only. Not to scale.
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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.