



86 Bonaly Grove
Bonaly, Edinburgh, EH13 0QB

CALL US ON 0131 447 4747

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Bonaly, Edinburgh, EH13 0QB

For price and viewing information please visit
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- Reception hall with fitted storage.
- Further understairs cupboard with plumbing for automatic washing machine.
- Fabulous living room/dining room with wood burning stove & French doors to rear garden.
- Attractive Wren fitted Dining kitchen with integrated Neff appliances.
- Door to rear garden.
- Double bedroom on ground level with fitted wardrobes & ensuite shower room.
- Upper landing with access to floored and lined attic room via Ramsey ladder.
- Master bedroom with ensuite shower room.
- Two further good-sized double bedrooms.
- Four-piece family bathroom with shower & fitted storage.
- Gas central heating.
- Double glazing.
- Monitored Alarm system.
- Private garden to front.
- Driveway.
- Electric vehicle charging point.
- Enclosed south-facing rear garden with decking area & summer house.
- Tool shed and bike/storage shed.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A superb extended semi-detached villa situated in the much sought-after Bonaly district of the city, ideally positioned for access to a wide range of local amenities and a short journey to the south-west of Edinburgh City Centre. The property would make an excellent family home in a great location, and the move-in accommodation comprises: -





LOCATION

Located southwest of Edinburgh city centre, the tranquil area of Bonaly is a sought-after suburb situated next to Colinton Village. Just a few miles from city attractions and amenities, and situated at the foot of the majestic Pentland Hills, Bonaly offers the perfect mix of city living and quieter country life. The Bonaly Country Park, within the Pentland Hills Regional Park, encompasses extensive woodland and moors and outdoor enthusiasts can also partake in a wide selection of country pursuits at the Bonaly Outdoor Centre. The convenient corner shop at Bonaly provides handy local shopping, whilst neighbouring Colinton Village hosts a wide selection of amenities, including speciality shops, supermarkets, restaurants and pubs. Located beside the City Bypass, with easy access to the motorway and regular bus services into the city, Bonaly is considered a fantastically convenient commuter suburb. The district offers schooling at Bonaly Primary School which is within walking distance, whilst secondary school education is provided at nearby Firhill High School.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, FRIDGE/FREEZER, AND DISHWASHER. THE FREE-STANDING WARDROBES WITHIN BEDROOM TWO AND THREE, THE TWO GARDEN SHEDS, AND SUMMER HOUSE, WILL ALL BE INCLUDED IN THE FOR-SALE PRICE. THE GARDEN FURNITURE AND EQUIPMENT MAY BE AVAILABLE THROUGH NEGOTIATION.



COUNCIL TAX BAND E.
TRAIN STATION APPROXIMATELY 2.3 MILES TO SLATEFORD TRAIN STATION.
AIRPORT APPROXIMATELY 7.2 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 200 METRES.



**Bonaly Grove,
Edinburgh,
Midlothian, EH13 0QB**

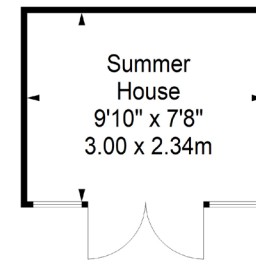


Approx. Gross Internal Area
1188 Sq Ft - 110.37 Sq M
Summer House

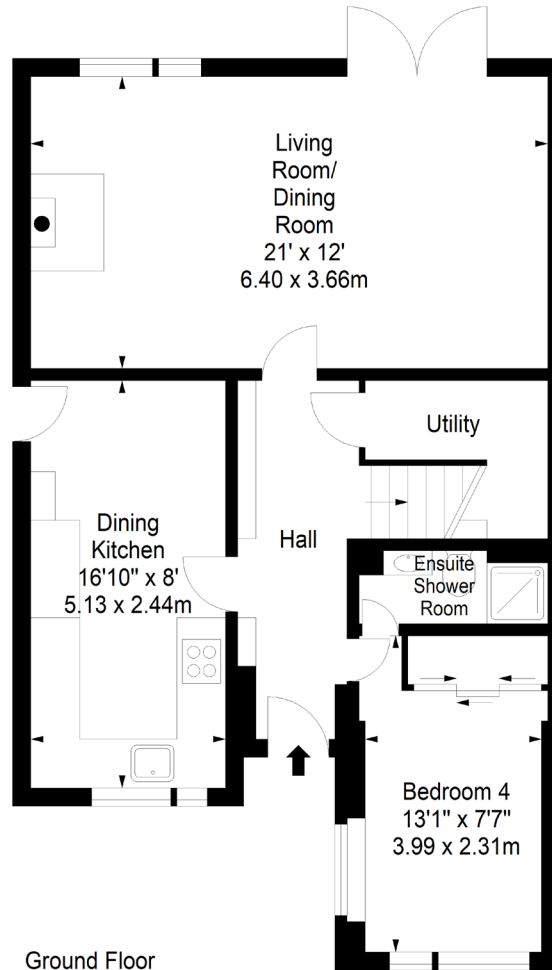
Approx. Gross Internal Area
76 Sq Ft - 7.06 Sq M

For identification only. Not to scale.

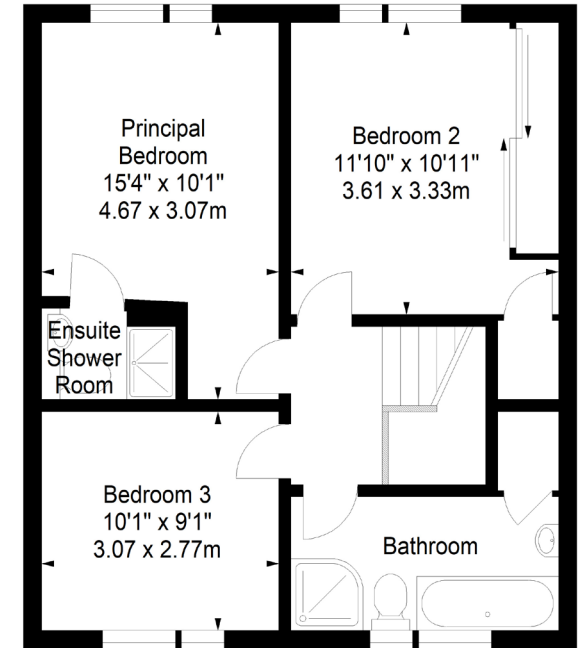
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Ground Floor



Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.