



9 Bonaly Brae  
BONALY | EDINBURGH | EH13 0QF

 **warners**  
solicitors & estate agents





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Warners are delighted to present this particularly appealing four-bedroom terraced home with enclosed rear garden which forms part of an established leafy development in a quiet courtyard setting. Set within the much sought-after residential area of Bonaly, close to a host of amenities and well placed for commuting.

This attractive family home offers particularly spacious and comfortable accommodation over three floors and further benefits include gas central heating, double glazing, good built-in storage and a loft conversion with views to Fife and the Pentlands alike. Early viewing is recommended!

On the ground floor the property comprises a spacious lounge leading into a family room with patio doors, a fully fitted kitchen/dining room that currently comprises stylish granite work tops, washing machine, fridge/freezer, a Rangemaster with 5 ring gas hob and access to the garden. Completing the ground floor is a handy shower room.

On the first floor there are four well-proportioned double bedrooms with built in storage and a family bathroom with shower over the bath. Upstairs is the versatile loft conversion currently used as a sitting room and has stunning views over the Pentlands one way and Fife the other.

Externally the property has a private garden to the rear with lawn, patio, outdoor tap, and gate. There is a separate private lock up garage and private residential parking space.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Entrance vestibule, leading to Hall
- Spacious lounge that leads to family room with patio doors
- Fully fitted kitchen/dining room with granite work tops
- Four well-proportioned double bedrooms
- Stunning loft conversion with views over the Pentlands and Fife
- Downstairs Shower room
- Stylish family bathroom
- Well-kept private rear garden
- Private residential parking space and separate private garage

Energy Rating B.

Council Tax band E.

Included in the sale will be all curtains and ceiling lampshades, the fridge freezer, washing machine, and range cooker and hood.



Bonaly is much sought-after residential area located about five miles south of the City Centre. The property is a short walk to Colinton Village which retains much of its original village charm with a selection of speciality shops, as well as a chemist, post office, pubs and restaurants. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, bowling club, a fitness club, indoor and outdoor tennis, and padel, with enjoyable walks over the nearby Pentland Hills accessible nearby. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





