



Location

Perfectly positioned against the backdrop of the Pentland Hills, this beautifully presented four double bedroom, corner-terraced home offers spacious family accommodation quietly positioned within a peaceful, traffic-free communal courtyard in highly sought-after Bonaly. This property comes with private parking and a separate garage.

The bright interior features a welcoming porch and hallway leading into an open-plan living and dining space with a modern kitchen, alongside a downstairs shower room and an upstairs family bathroom.

The area is exceptional for families, falling within easy walking distance of Bonaly Primary School and in catchment for Firrhill High School.

Excellent local amenities are close at hand, including; village shops in nearby Colinton, Bonaly Country Park, Spylaw Park and direct access to the Water of Leith Walkway.

Convenient public transport links run into Edinburgh City centre alongside quick access to the City Bypass.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance: welcoming porch leading into a bright internal hallway

Living Space: light-filled open-plan kitchen, dining, and living area designed for everyday family life and entertaining, with patio doors framing Pentland views and giving direct garden access

Bedrooms: four generous double bedrooms, adaptable for family use, home working or guest space

Bathrooms: stylish, contemporary, high specification family bathroom upstairs with shower over bath plus downstairs shower room with WC

Key Features

- Spacious family accommodation with neutral decor throughout
- Corner-terraced position within a quiet, pedestrianised courtyard
- Modern upgrades, including stylish contemporary bathrooms and open-plan living space
- Rare south-facing, low maintenance rear garden with mature shrubbery & scenic Pentland Hills views
- Walking distance to Bonaly Primary School
- Private parking and garage, double glazing, and gas central heating throughout



Home Report

Please visit: www.allingham.co.uk or www.espc.com

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 112m²
Garage 12.5m²