










Offers Over

£540,000

44 Bonaly Avenue

Bonaly | Edinburgh | EH13 OET

An excellent opportunity has arisen to purchase this delightful 'chalet' style detached villa set on a generous plot with attractive gardens including a directly south-facing rear garden, two driveways providing off-street parking for several vehicles together with a larger than average garage and EV charger.

-  3 Bedrooms
-  3 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Two driveways & Garage
-  EPC Rating – D
-  Council Tax Band - G



Description

Quietly positioned within the highly regarded Bonaly district of the city, the property is conveniently situated for access to local amenities, super commuting links and reputable schooling with the wonderful Pentland Hills Regional Park nearby. Whilst the property would now benefit from modernisation and upgrading, it offers excellent potential and long-term investment and would ideally suit families or professionals alike keen to create a bespoke home in a fantastic sought-after location. The generously proportioned accommodation comprises; entrance porch, welcoming reception hallway with storage facilities with split level carpeted staircase leading to the upper floor. There is a lovely and spacious dual aspect reception room, a rear facing diningroom with French doors leading to the conservatory, providing a pleasant open aspect over the rear garden. The kitchen, which can be accessed from the diningroom and hallway, is fitted with ample wall and base units with built-in hob, separate eye level oven/grill with integrated appliances. There is a rear porch/utility located off the kitchen with access to the garden. A good-sized rear facing double bedroom is also located on the ground floor with extensive storage including fitted wardrobes. Completing the downstairs accommodation is a modern shower room with three piece white suite with main shower. Upstairs leads to the principal double bedroom fitted with built-in wardrobes, a further good sized double bedroom, a useful boxroom/study with window and the family bathroom with three piece suite with electric shower over bath. Further benefits include an insulated attic, double glazing and of particular note is the fully upgraded gas central heating system with combi boiler, with new pipe work and radiators.



Extras

All the fitted floor coverings, light fittings and curtains shall be included in the sale together with the built-in hob and separate oven/grill and integrated appliances (fridge freezer and dishwasher) and washing machine and tumble dryer.

Externally

To the front of the property is a sizeable front garden laid with lawn with conifer hedge offering a high degree of privacy. Either side of the garden are two driveways providing off-street parking for several vehicles, one leading to the side/rear garden with the other housing the larger than average garage and EV charger point. The rear garden is mainly laid to lawn and benefits from a high degree of privacy and a direct south-facing aspect.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

The property is situated in the well regarded 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 Avenue 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 there are several highly regarded secondary schools in the vicinity.





Approx. Gross Internal Floor Area 149 Sq M / 1608 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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✉ 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

