



82 Bonaly Wester
Bonaly, EH13 0RQ

deans 
Solicitors & Estate Agents LLP



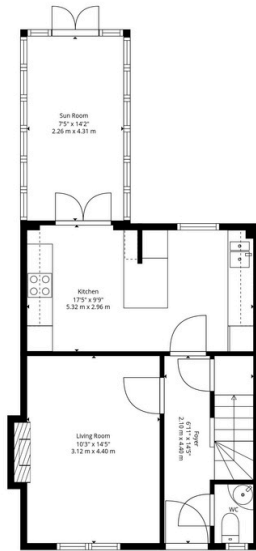
END TERRACED HOUSE

- Living Room
- Kitchen
- Sunroom
- Three Double Bedrooms
- Private Front & Rear Garden
- Garage
- Double Glazing & GCH
- EPC Rating – C

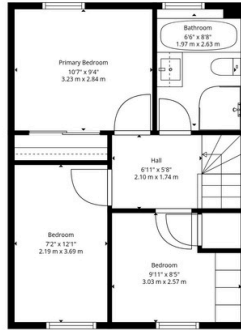


Part of a quiet cul-de-sac development, this beautifully presented end-terrace home is located in the peaceful residential area of Bonaly. The property is conveniently close to a variety of local amenities and offers quick, easy access to the city bypass. Presented in move-in condition, the accommodation includes a welcoming entrance hall, a spacious living room with a feature fireplace, a modern fitted kitchen, and a bright sunroom with direct access to the rear garden. There are also three well-proportioned double bedrooms and a bathroom with a shower over the bath. Externally, there are well-maintained gardens to the front and rear with a garage that provides off-street parking. The property benefits from double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.





1st Floor



2nd Floor

Total: 955 sq. Ft, 89 m2
 1st Floor: 534 sq. Ft, 50 M2, 2nd Floor: 421 sq. Ft, 39 m2
 Excluded Areas: Fireplace: 4 sq. Ft, 0 M2, Walls: 78 sq. Ft, 7 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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