

Jardine Phillips
Solicitors • Estate Agents

BONALY
74 BONALY ROAD
EH13 0PE



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EPC RATING: C

OFFERS OVER £410,000

PROPERTY DESCRIPTION

- Open porch with terracotta tiles & fitted cupboard, leading to an open hallway with further storage and staircase to the first floor with access to attic space
- Handy downstairs wc with vanity sink unit
- Elegant, spacious living room with feature stone fire surround & gas coal effect fire, leading to
- Sunny dining room with French windows to the rear garden, perfect for entertaining
- Bright kitchen/breakfast room with excellent range of cream shaker style units & appliances and breakfast bar in the middle
- Large principal bedroom with extensive fitted wardrobes
- Ensuite shower room with shower cubicle, vanity sink unit & wc
- Three further similar sized double bedrooms
- Contemporary family bathroom with bath with electric shower over, sink & wc
- Gas central heating from boiler located in kitchen cupboard & electric hot water storage cylinder located in upstairs hallway cupboard
- Timber framed double glazed windows Pretty west facing enclosed rear garden with brick paved patio area, lawn, well stocked borders & summer house
- Off-street parking on the development and private single garage
- Courtyard Association which maintains the communal garden grounds at a cost of £240pa



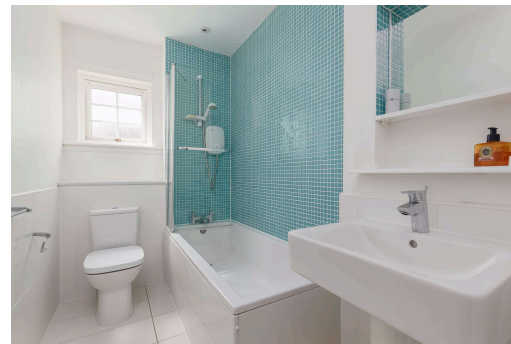
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





DELIGHTFUL, SPACIOUS FOUR BED FAMILY HOME IN EXCELLENT SCHOOL CATCHMENT

Located in this attractive enclave, within the highly regarded Bonaly district of the city, is this exceptionally well presented & maintained (all 1's on the Home Report) mid terraced villa. The property is ready to move into, with large living & dining spaces, good quality modern kitchen & bathroom fittings, four good sized bedrooms, one with ensuite, a contemporary family bathroom, downstairs wc, well maintained rear garden and the added bonus of a private garage. Situated within walking distance of the well-renowned Bonaly Primary School and with easy access to Colinton Village with its great local amenities. There are also numerous retail parks nearby, a frequent bus service into the city centre and convenient links to the city bypass, making this a perfect family home.

AREA

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 & restaurants. For more extensive amenities Straiton Retail Park, the Gyle Shopping Centre and Hermiston Gait are all only a short drive away, housing an excellent array of retail outlets. Situated a stone's throw from the wonderful Pentland Hills Regional Park with many excellent walks and cycle paths. Further leisure opportunities can be found along the Water of Leith Walkway at Spylaw Park, Craiglockhart Leisure & Tennis

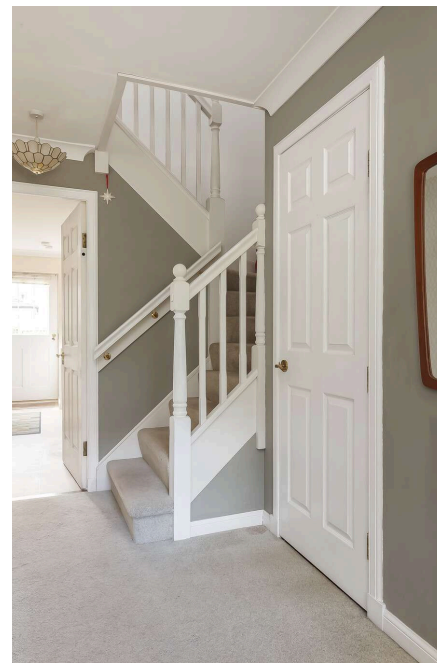
Centre and Swanston Golf Club, all within easy reach of the property. The house is in the catchment for the well renowned Bonaly Primary School, which is within walking distance, and Firrhill High School. George Watson's is also within easy travelling distance.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, integrated microwave, extractor fan, dishwasher, integrated fridge freezer and washing machine are included in the sale.

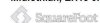
HOME REPORT VALUATION

£430,000

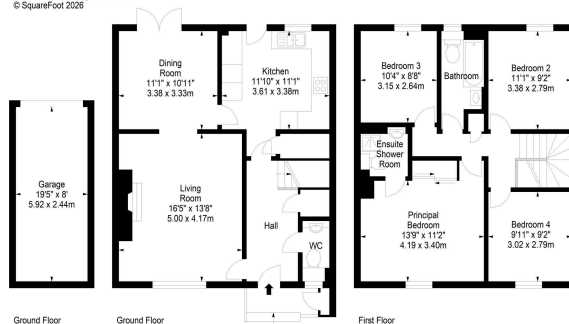


Living room	16'5 x 13'8 (5.00 x 4.17m)
Dining room	11'1 x 10'11 (3.38 x 3.33m)
Kitchen	11'10 x 11'1 (3.61 x 3.38m)
Bedroom 1	13'9 x 11'2 (4.19 x 3.40m)
Bedroom 2	11'1 x 9'2 (3.38 x 2.79m)
Bedroom 3	10'4 x 8'8 (3.15 x 2.64m)
Bedroom 4	9'11 x 9'2 (3.02 x 2.79m)
Garage	19'5 x 8' (5.92 x 2.44m)

Bonaly Road,
Edinburgh,
Midlothian, EH13 0PE



Approx. Gross Internal Area
1316 Sq Ft - 122.26 Sq M
Garage
Approx. Gross Internal Area
156 Sq Ft - 14.49 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

