



25 Bonaly Wester
Bonaly, Edinburgh, EH13 0RQ

CALL US ON 0131 447 4747



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Bonaly, Edinburgh

EH13 0RQ

For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Good sized living room with feature gas fire
- Double doors to dining room.
- Dining room with French doors to rear.
- Door to side to conservatory.
- Conservatory with French doors to rear garden.
- Breakfasting kitchen with appliances.
- Utility room with access to rear garden.
- Upper landing with storage & access to attic via Ramsay ladder.
- Master bedroom with fitted wardrobes & ensuite shower room.
- Three further double bedrooms - one with built-in fitted wardrobes.
- Bathroom with shower.
- Gas central heating (Hive system).
- Double-glazing.
- Private gardens to front.
- Monobloc driveway leading to integral garage.
- Mature gardens to side & rear.
- Decking area within rear garden.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A sitting within a sought-after development in the highly regarded Bonaly district of the city, within a short distance to the southwest of Edinburgh City Centre. There are a wide range of local amenities nearby and the property would make an ideal family home in an excellent location.

FACTORING NOTE

The communal areas within the development are factored by Charles White at the approximate charge of £250 per annum.





LOCATION

Located southwest of Edinburgh city centre, the tranquil area of Bonaly is a sought-after suburb situated next to Colinton Village. Just a few miles from city attractions and amenities, and situated at the foot of the majestic Pentland Hills, Bonaly offers the perfect mix of city living and quieter country life. The Bonaly Country Park, within the Pentland Hills Regional Park, encompasses extensive woodland and moors and outdoor enthusiasts can also partake in a wide selection of country pursuits at the Bonaly Outdoor Centre. The convenient corner shop at Bonaly provides handy local shopping, whilst neighbouring Colinton Village hosts a wide selection of amenities, including speciality shops, supermarkets, restaurants and pubs. Located beside the City Bypass, with easy access to the motorway and regular bus services into the city, Bonaly is considered a fantastically convenient commuter suburb. The district offers schooling at Bonaly Primary School, which is within walking distance, whilst secondary school education is provided at nearby Firhill High School.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND DISHWASHER. THE AUTOMATIC WASHING MACHINE IN THE UTILITY ROOM WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE ALONG WITH THE SUMMER HOUSE AND PERGOLA IN THE SIDE AND REAR GARDENS.

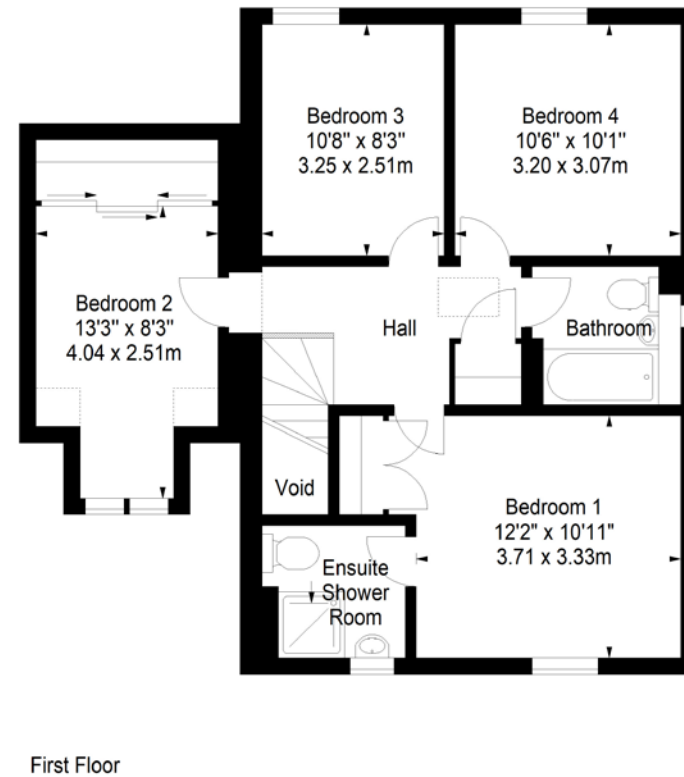
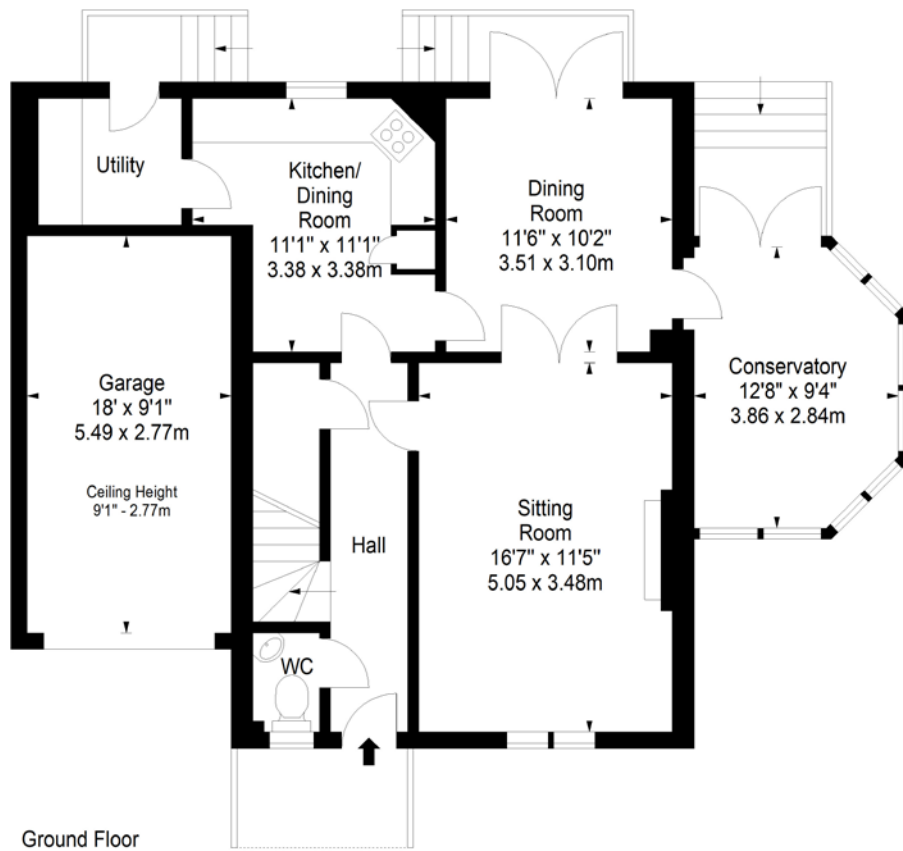
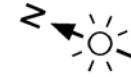


COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 2.4 MILES TO SLATEFORD TRAIN STATION.
AIRPORT	APPROXIMATELY 7.2 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

**Bonaly Wester,
Edinburgh,
Midlothian, EH13 0RQ**



Approx. Gross Internal Area
1415 Sq Ft - 131.45 Sq M
Garage
Approx. Gross Internal Area
167 Sq Ft - 15.51 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.