



Offers Over  
**£435,000**

## 24 Bonaly Drive

Bonaly | Edinburgh | EH13 OHB

A well presented four-bedroom semi-detached villa situated within the sought-after district of Bonaly. Offering spacious and flexible accommodation over two levels, this impressive home features bright and well-proportioned rooms including a generous reception/dining room with conservatory, and ground floor bedroom. The property is complemented by attractive front and rear gardens and benefits from a driveway providing convenient off-street parking, creating an ideal setting for comfortable family living.

-  4 bedrooms
-  2 public rooms
-  1 bathroom plus WC
-  Front & rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band – F



## Description

You enter an entrance vestibule and welcoming hallway with under-stair storage and a handy WC, and straight ahead of you is the spacious lounge/dining room with glazed doors leading to the conservatory, together offering an ideal place for both relaxing and entertaining family and friends. The modern kitchen has a range of sleek white wall and base units with co-ordinated worktops and splashback tiling, and completing the accommodation on this level is bedroom four which would also make an ideal home office.

Moving upstairs there are three double bedrooms, two of which have built in storage, and a contemporary shower room with walk in double size shower cubicle with overhead rainfall shower, heated towel rail and storage cupboard. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the induction hob and electric oven, integrated fridge/freezer, washer/dryer, dishwasher, and garden shed.

## Gardens and parking

A neat front garden welcomes you to the property and to the rear is a fully enclosed garden laid to lawn with decked areas, offering a lovely space for dining in the warmer months and a safe place for children and pets to play. A driveway provides useful off street parking, with on street parking also available.

## Viewing

By appointment through Neilsons (0131 625 2222).





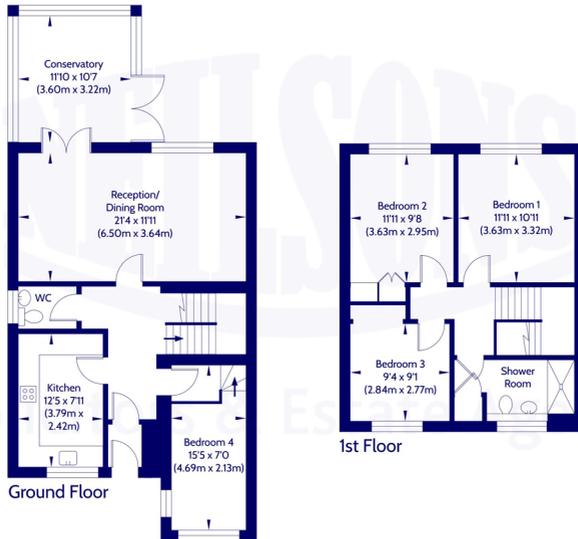
## Location

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 close 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 and house an excellent variety of high street stores. Bonaly Drive 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 situated just a few minutes away, and there are several highly regarded secondary schools in the vicinity.





Approx. Gross Internal Floor Area 121 Sq M / 1309 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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