



Solicitors & Estate Agents



Offers Over

£195,000

50 Bonaly Rise

Bonaly | Edinburgh | EH13 0QX

An exceptionally appealing main door upper villa, which has been modernised to an excellent standard throughout and offers well-proportioned and comfortable accommodation, with the added benefits of a larger than average lock up garage and a shared south facing garden.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Single garage
-  Shared garden
-  EPC rating – D
-  Council tax band- C



Description

Presented in stylish move-in condition throughout the property briefly comprises: entrance hallway with built-in storage cupboard, bright dual aspect reception room with a pleasant open aspect, tasteful contemporary décor and focal wood burning stove, spacious breakfasting kitchen which has been fitted with an assortment of sleek neutral units complete with coordinated worktops and a variety of built-in appliances, a good sized double bedroom with fitted wardrobes, and an attractive modern shower room with wall mounted basin, WC, heated rail and walk-in shower with low maintenance wet wall panelling.



Extras

All curtain poles, floor coverings, fixtures, integrated appliances and blinds will be included.

Gardens and Parking

There are areas of mature and beautifully maintained communal gardens throughout the development, together with a good sized south facing garden to the side, which is shared with a few of the neighbours, has a lovely private feel and has been laid to low maintenance chip stones. Around the corner you have a single garage, which is larger than the average size in the area and offers secure off-street parking/overspill storage. Ample residents parking is also available.

The communal grounds are maintained by a resident's association at an annual cost of £200.

Viewing

By appointment through Neilsons (0131 625 2222).





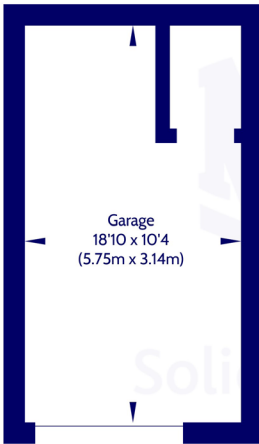
Location

The property is situated in the ever-popular 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 Rise 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 is situated just at the end of the road and there are several highly regarded secondary schools in the vicinity.

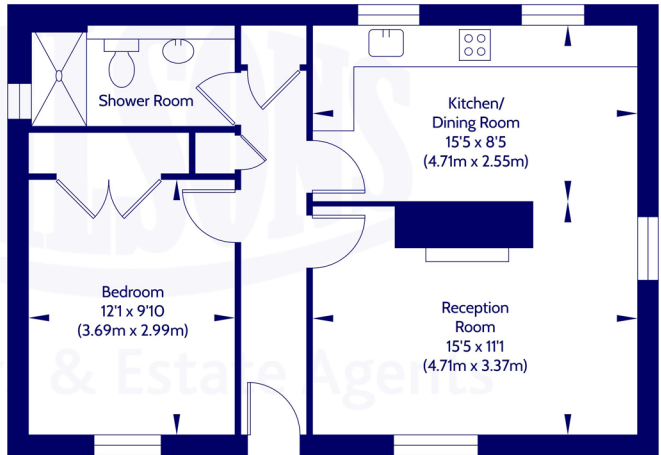


Approx. Gross Internal Floor Area 52 Sq M / 562 Sq Ft.

Ground Floor



1st Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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