



5 Bonaly Rise, Edinburgh, EH13 0QU

Description

Beautifully presented and exceptionally spacious three bedroom upper villa with private entrance, shared gardens and single garage. It is located in the established residential area of Colinton in South Edinburgh. The property is in excellent condition throughout with a modern kitchen and bathroom. It also benefits from a modern central heating boiler and double glazing.

The accommodation comprises:

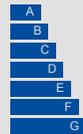
- Entrance hall with shelved storage cupboard and hatch to the unfloored attic which provides additional storage
- Generous double bedroom with mirrored built-in wardrobes and cupboard housing the combi boiler
- Generous sitting room with oak style laminate flooring and decorative fireplace with wooden surround
- Two further good sized double bedrooms with built-in mirrored wardrobes
- Kitchen / dining room fitted with a range of farmhouse style units, laminate worktops with inset stainless steel sink and appliances including gas cooker with extractor hood, washing machine, dishwasher and fridge freezer
- Fully tiled bathroom fitted with washbasin with storage beneath, bath with mains pressure shower, ladder towel rail, WC



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
Unknown



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Outside & Gardens

There is a single garage with up and over door and separate door providing rear access. There is unallocated residents' parking to the front and further on street parking available. There is a shared drying area, shared garden courtyard and it also has a private external storage cupboard.

Location

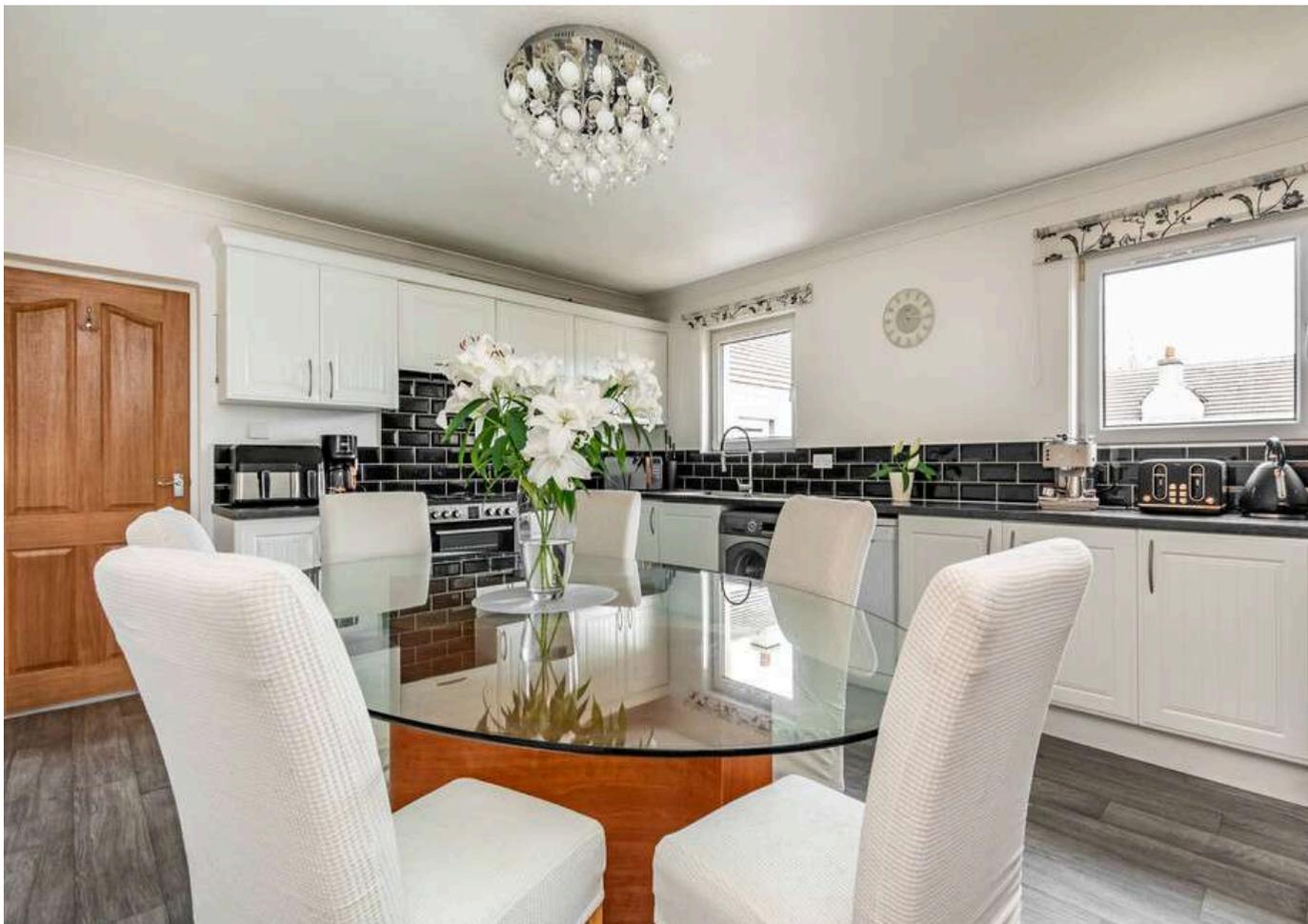
Bonaly is a well regarded area of Colinton on the south west outskirts of Edinburgh close to the Pentland Hills. It is in the catchment area for Bonaly Primary School, one of the top ranked state Primary Schools in Edinburgh. There is a Tesco supermarket within a short drive at Colinton Mains, Aldi at Oxgangs and a Morrisons at New Swanston. Other amenities locally include the Pentland Hills Country Park, Colinton Dell, Colinton Tennis Club and Colinton Library. There are also a Post Office, Building Society, shops, pubs and restaurants within Colinton. The City Centre is readily accessible by car in about 15-20 minutes and there is a frequent bus service available. It is also close to the City bypass and is convenient for those commuting to the East or West of Edinburgh.

Extras

The fixed floor coverings, blinds, light fittings, and kitchen appliances are included in the sale.

Council tax

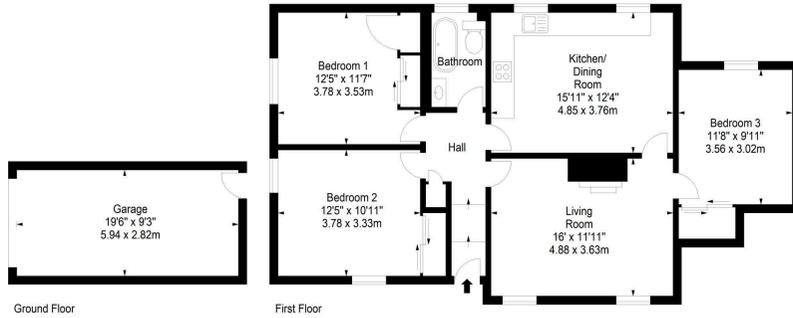
It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



Bonaly Rise,
Edinburgh,
Midlothian, EH13 0QU



Approx. Gross Internal Area
967 Sq Ft - 89.83 Sq M
Garage
Approx. Gross Internal Area
180 Sq Ft - 16.72 Sq M
For identification only. Not to scale.
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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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