

COULTERS<sup>®</sup>

WELCOME TO:

# BONALY CRESCENT

17 Bonaly Crescent, Edinburgh, EH13 0EN





## BONALY CRESCENT AT A GLANCE:



Residential Colinton location



Four-bedroom detached home



Beautifully presented



Pentland Hills close by



Rear garden with terrace



Garage and driveway

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Experience a peaceful and desirable setting with this beautifully presented detached home in Edinburgh's prestigious area of Colinton. Tastefully upgraded, featuring a stunning split-level extension, boasting a dual-aspect dining room, and garden room leading out to the enclosed rear garden and terrace. In turn-key condition and minutes from picturesque Colinton Village, local schooling, and Bonaly Country Park, this much loved family home is a must-see.

- A light-filled semi open - plan living/kitchen with floor-to-ceiling windows overlooking the rear garden and a wall-hung living flame fire.
- Generous kitchen with integrated appliances including an extractor hood and a five-ring range cooker. A statement kitchen island with pendant lighting offers additional storage and dining for two.
- Utility room with plentiful storage, a sink, and side garden access.
- Split-level extension adjoining the kitchen. Boasting a bright dual-aspect dining room leading down into a garden room with a wood-burning stove and patio doors, opening onto the enviable outside terrace and the rear garden.
- Ground floor WC with washbasin built into vanity.
- Bright principal double bedroom with en-suite bathroom.
- Three double bedrooms, two to the front of the property, and one to the rear.
- Modern family bathroom with a white three-piece suite.
- Well-kept front garden and an impressive enclosed landscaped rear garden.
- Gas central heating and double glazing throughout.
- Single-car driveway and garage.









# LOCATION, LOCATION, LOCATION:

A prestigious location, Colinton lies approximately four miles south-west of Edinburgh City Centre with the designated and vibrant conservation area of Colinton Village at its heart. Residents can enjoy swift access to wonderful scenic open green spaces such as Campbell Park, Spylaw Park, and Bonaly Country Park. For even more recreational and active pursuits golf courses such as Kingsknowe and Swanston are minutes away as is the Midlothian Snowsports Centre at Hillend and Craiglockhart Leisure and Tennis Centre.

There are popular restaurants and bars nearby including Dantes, The Spylaw, Osteria Dei Sapari, and The Colinton Inn with further variety in Morningside and Bruntsfield. For everyday shopping needs

Colinton Village has a Co-op, pharmacy, health centre and a post office, there is a Tesco Superstore on Colinton Mains Drive, and The Gyle Shopping Centre houses a Morrisons and a Marks and Spencer.

It is a perfect location for both Heriot-Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Bonaly Primary School and Firrhill High School with private options such as Merchiston Castle School and George Watson's College nearby.

Regular bus services take you to the City Centre and surrounding areas, and there is quick access to the City Bypass, motorway network, and Edinburgh International Airport.



## FLOOR PLAN:



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Approx. Gross Internal Area  
2,045 Sq Ft - 190 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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