



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**15 BONALY RISE**

Bonaly, Edinburgh, EH13 0QU





Complemented by a generous south-facing garden and a private garage, this end-terrace house enjoys two reception areas and a stylish kitchen with a congenial free-flowing arrangement, three double bedrooms, a bathroom, and a ground-floor WC. The ideal family home enjoys a peaceful suburban setting, close to the City Bypass and Bonaly Country Park.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

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## FEATURES

- Quiet, sought-after suburb
- End-terraced house
- Entrance hall with storage & WC
- Living room with living-flame fire
- Formal dining room
- Modern kitchen with garden access
- 3 Double bedrooms (2 with storage)
- Bathroom with shower-over-bath
- Large south-facing garden with shed & external store
- Private detached single garage
- Unrestricted on-street parking
- EPC rating - D
- Council Tax Band - E











"BATHROOM WITH SHOWER-  
OVER-BATH, A LARGE  
SOUTH-FACING GARDEN WITH  
SHED & EXTERNAL STORE"

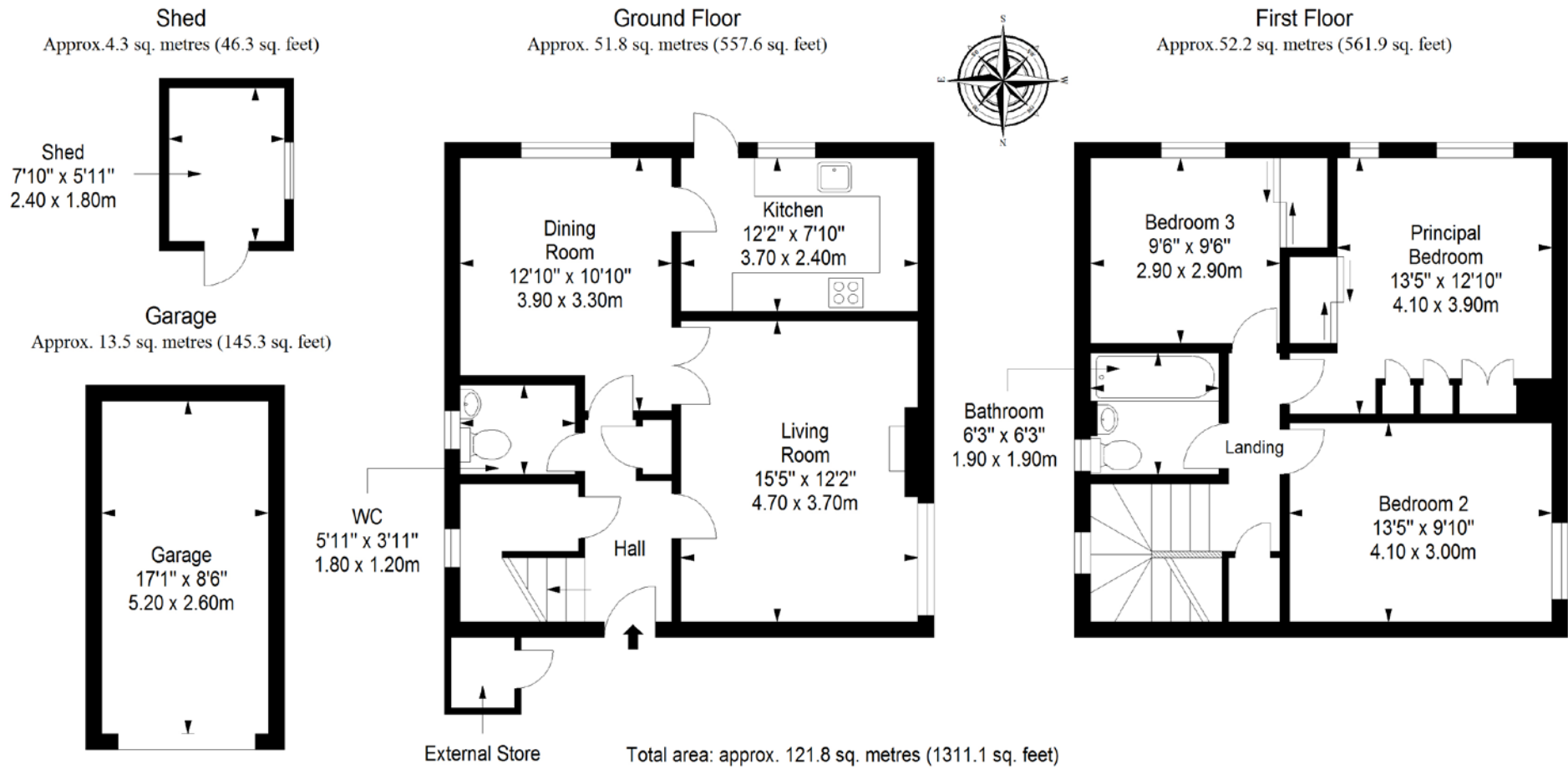








# FLOORPLAN





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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