



70 BONALY RISE

COLINTON, EDINBURGH, EH13 0QX



1 PUBLIC



4 BED



1 BATH

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BONALY RISE

This end-terrace house forms part of an established residential development in Colinton and offers a generous reception room, a kitchen, four bedrooms, a bathroom, and a separate WC, all enhanced by mostly neutral décor and some modern touches. The home is accompanied by front and rear gardens, a garage and an allocated space for private parking, and it lies within easy reach of nearby amenities (including within the desirable catchment area for Bonaly Primary School, and Firrhill High School) and enviably close to the Pentland Hills Regional Park.

Features

- End-terrace house in Colinton
- Part of an established development
- Overlooking a picturesque courtyard
- Neutral interiors and some modern touches
- Entrance hall with storage and WC
- Generous, dual-aspect living/dining room
- Kitchen with garden access
- Four well-proportioned bedrooms
- Stylish, modern bathroom with shower-over-bath
- Lovely front and rear gardens
- Garage for private parking and additional allocated parking
- Gas central heating
- Double-glazed windows (replaced in 2022)



“...Kitchen with garden access, four well-proportioned bedrooms and a stylish, modern bathroom...”



EPC Rating - C

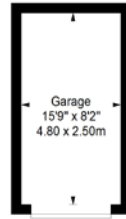
Home Report Value - £440,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, window coverings, and light fittings will be included in the sale.

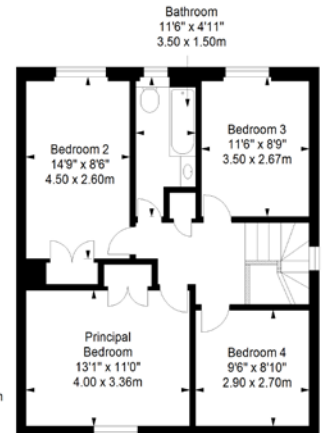
Garage
Approx. 12.0 sq. metres (129.2 sq. feet)



Ground Floor
Approx. 61.3 sq. metres (659.8 sq. feet)



First Floor
Approx. 60.9 sq. metres (655.5 sq. feet)



Total area: approx. 134.2 sq. metres (1444.5 sq. feet)



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.