

60 BONALY ROAD

Colinton, Edinburgh, EH13 0EQ



GILSON GRAY

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Situated just over four miles southwest of the city centre



PROPERTY NAME

60 Bonaly Road

LOCATION

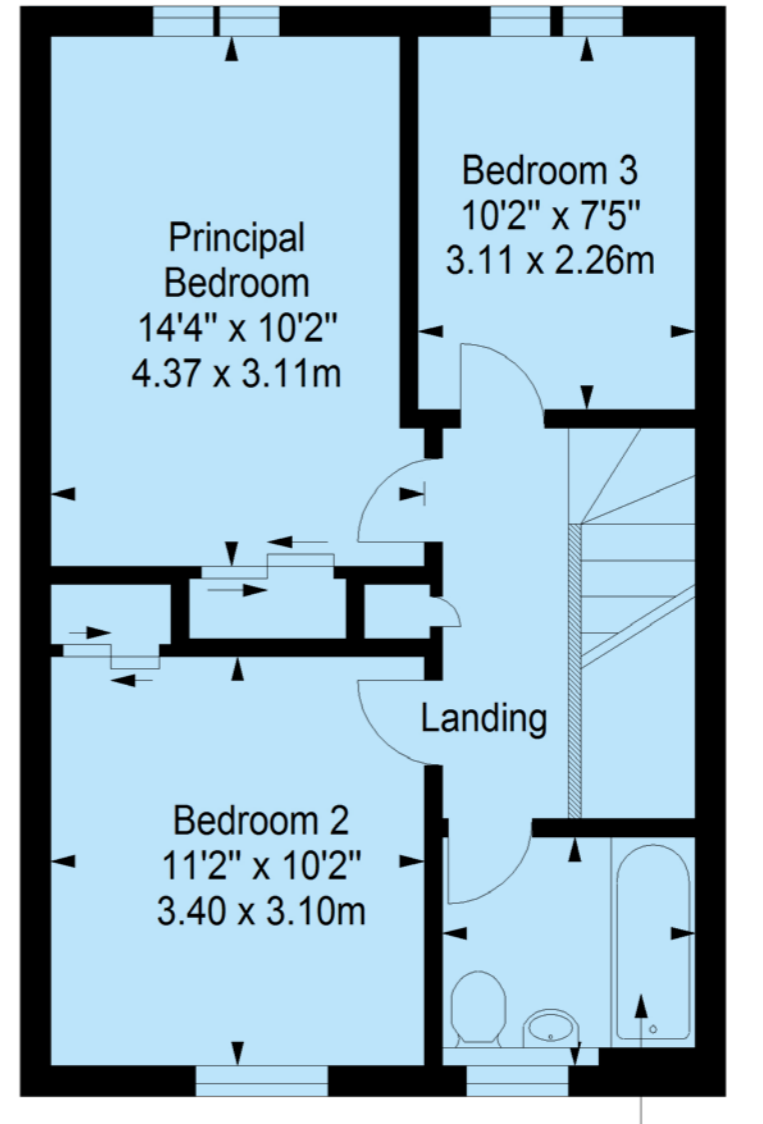
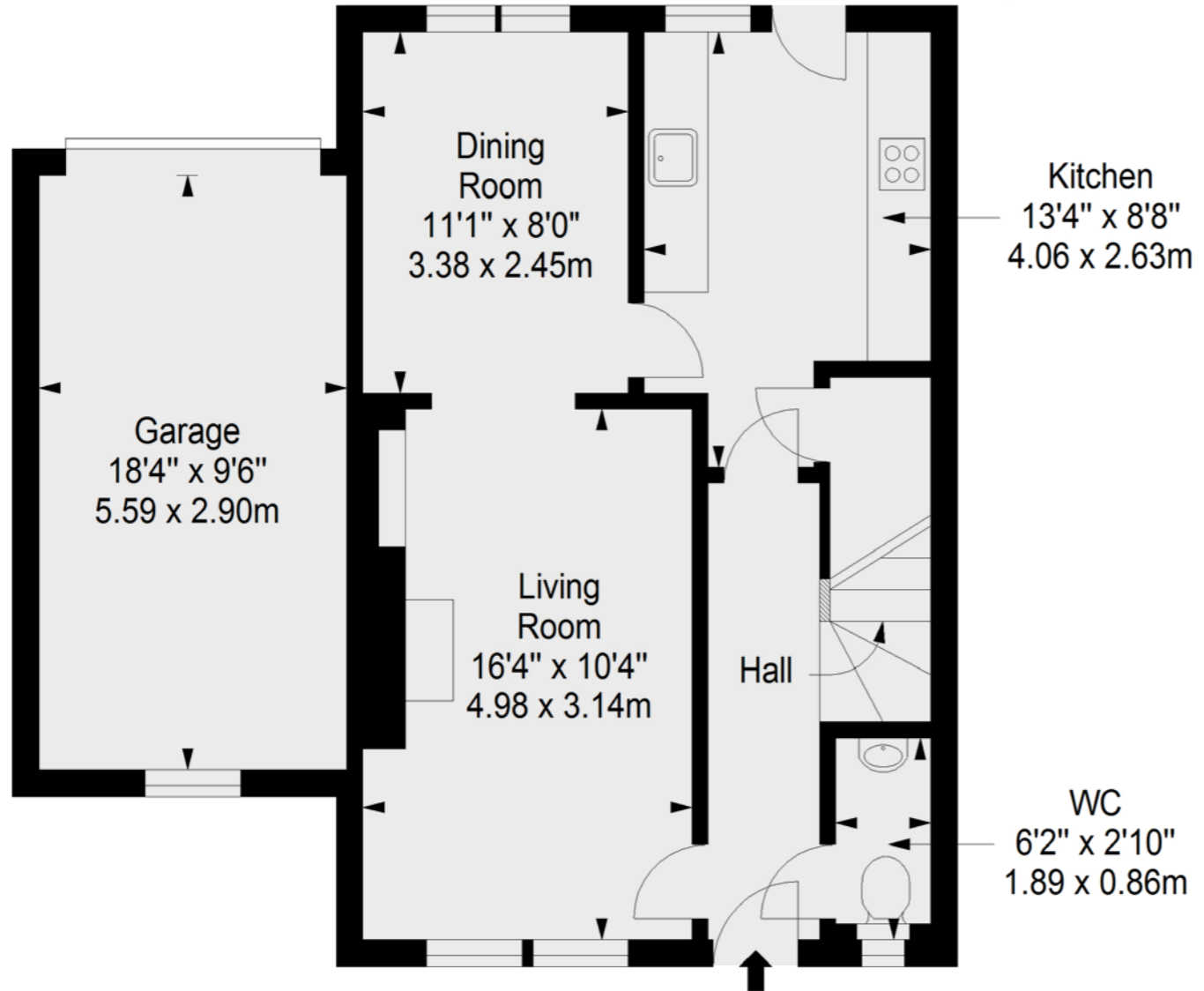
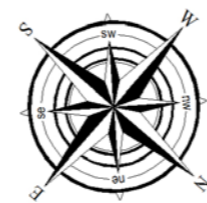
Edinburgh, EH13 0EQ

APPROXIMATE TOTAL AREA:

108.3 sq. metres (1165.8 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.





WELCOME TO 60 Bonaly Road

This end-terrace house forms part of a development in Colinton and offers two reception areas in a sociable open-plan layout, a kitchen, three bedrooms, a bathroom, and a separate WC, plus a garden, an attached single garage, and additional private parking. This house is beautifully presented with stylish, modern interiors and a tasteful colour palette throughout. Sure to appeal to a wealth of buyers, the home is situated within easy reach of amenities such as shops and other everyday essentials, transport links across the city and further afield, schools from nursery to secondary level, and the Pentland Hills Regional Park.

A welcoming hallway invites you into the home and immediately sets the tone for the interiors to follow with neutral décor and a warm wood floor and housing a useful WC with a countertop basin, a toilet, and a chrome towel radiator.

GENERAL FEATURES

Link-terraced house in Colinton
Beautifully presented, stylish interiors
EPC Rating - C | Council Tax band - F

ACCOMMODATION FEATURES

Welcoming entrance hall with WC
South-facing living room with fireplace
Adjoining dining room
Well-appointed kitchen with storage & garden access
Two double bedrooms with built-in wardrobes
One good-sized single bedroom
Stylish family bathroom with shower-over-bath

EXTERIOR FEATURES

Sun-trap rear garden with decked terrace and lawn
Attached single garage & additional private parking

RECEPTION ROOMS



Sociable open-plan living areas

The home enjoys an open-plan living room and dining room, creating a wonderfully sociable space for everyday life and entertaining alike. The living room is set to the front of the property, taking advantage of its south-facing aspect, and offers plenty of space for lounge furniture, all arranged around a homely fireplace. The adjoining dining room offers an ideal setting for sit-down meals and gatherings, with room for at least a four-seater dining table and additional furniture. Both areas are tastefully decorated in pared-back tones and fitted with the same wood flooring as the hall, and the dining area further benefits from direct kitchen access.



The home enjoys an open-plan living room and dining room, creating a wonderfully sociable space for everyday life



Tastefully decorated in
pared-back tones and fitted
with wood flooring





A well-appointed and tastefully styled **KITCHEN**



The kitchen, which is also separately accessible from the hall and was replaced in 2023, is beautifully appointed with stylish blue wall and base cabinets, spacious worktops, and a selection of neatly integrated new appliances, as well as a boiling water tap. The kitchen is complemented by built-in storage and benefits from direct garden access.



TRANQUIL SLEEPING AREAS

The bedrooms are all on the first floor, approached via a staircase and landing with storage. The sleeping areas consist of two doubles with built-in wardrobes, and a good-sized single that could alternatively be utilised as a home office – ideal for those requiring a quiet space to work or study from home. The house also has a partially floored attic. The carpets on the stairs and in bedrooms two and three were replaced in 2023.







A STYLISH, MODERN BATHROOM

A tastefully styled family bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a WC-suite set into vanity storage, and wall-mounted, mirrored vanity cabinets.



GARDENS & PARKING

A good sized garden and private parking

Externally, the home is complemented by a good-sized, private, southwest-facing sun-trap rear garden featuring a lawn, a decked terrace ideal for alfresco dining and summer barbecues, and leafy shrubbery. Off-street parking is provided by an attached single garage and additional private residents' parking.

Extras: Integrated kitchen appliances comprising an oven, a microwave, an induction hob, an extractor fan, a fridge, a freezer, a dishwasher, and a washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





COLINTON, EDINBURGH

Renowned for its quaint village
 ambience and tranquil setting on the
 banks of the picturesque Water of Leith

Situated just over four miles southwest of the city centre, the exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque Water of Leith. The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to supermarkets nearby, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities. Colinton is cherished for its close proximity to nature: the enchanting woodland of Colinton Dell provides

a natural habitat for diverse animals and plant-life and hosts several sites of historical interest, while the majestic Pentland Hills are just 300 yards away. Colinton is served by an excellent range of schools, with Bonaly Primary School just a few minutes' walk away, and the area is also extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village. Thanks to its location southwest of the city centre, Colinton enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre.





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