

Jardine Phillips
Solicitors • Estate Agents

BONALY
101 BONALY RISE
EH13 0QY



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EPC RATING: D

FIXED PRICE £400,000

PROPERTY DESCRIPTION

- Covered porch with storage cupboard leading to a long hallway with understairs storage, linen cupboard upstairs and access to the attic storage space
- Handy downstairs wc
- Spacious living room with feature arched window to front, contemporary fireplace & fitted alcove storage, leading through to
- Dining room with French windows to the rear garden
- Galley style kitchen with window to rear and excellent range of teal coloured units & appliances
- Master bedroom to front overlooking the courtyard with fitted wardrobe
- Double bedroom two to rear with fitted wardrobe
- Single bedroom three – perfect as a child's room or a study for working from home
- Modern family bathroom with bath with mains shower over, built in vanity sink & wc
- Gas central heating from boiler in the kitchen
- Mainly double glazed windows
- Small private garden space to front and enclosed bright & sunny, west facing rear garden with new decked area, lawn & playhouse
- Unallocated off street parking on the development and private single garage
- Courtyard Association which maintains the communal garden grounds at a cost of £120pa

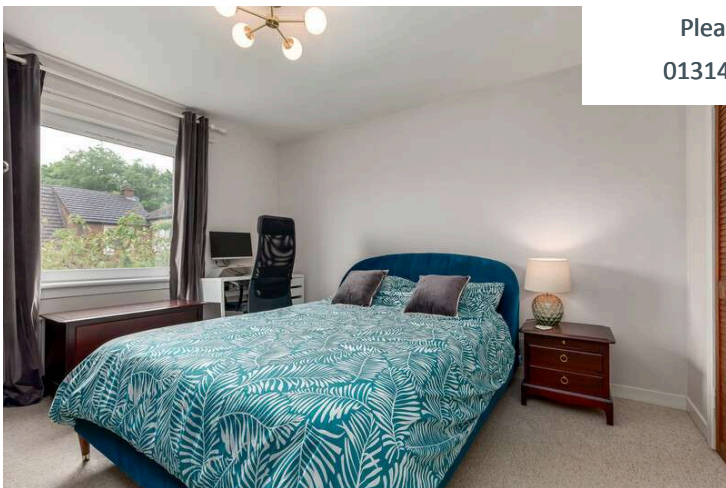


VIEWING

By appointment

Please Call

01314466850





DELIGHTFUL THREE BED FAMILY HOME IN EXCELLENT SCHOOL CATCHMENT

Located in an attractive, landscaped communal courtyard within the highly regarded Bonaly district of the city and within walking distance of the well renowned Bonaly Primary School. This well presented end terraced villa is ready to move into with modern kitchen & bathroom fittings and the added bonus of off street parking and a private garage. There is a frequent bus service a short walk away and there are easy links to the city bypass and the motorway network beyond.

AREA

The property is situated in the well regarded Bonaly district of Edinburgh which lies approximately five miles southwest of the city Centre. The City Bypass is within proximity providing links to central Scotland's main motorway network and a frequent bus service to the city centre and surrounding areas is only a short walk away. There is a convenient local shop nearby and the charming village of Colinton is within easy travelling distance and boasts a good selection of specialist shops, cafes & restaurants. For more extensive amenities Straiton Retail Park, the Gyle Shopping Centre and Hermiston Gait are all only a short drive away, housing an excellent array of retail outlets. Situated a stone's throw from the wonderful Pentland Hills Regional Park with many excellent walks and cycle paths. Further leisure opportunities can be found along the Water of Leith Walkway at Spylaw Park, Craiglockhart Leisure & Tennis

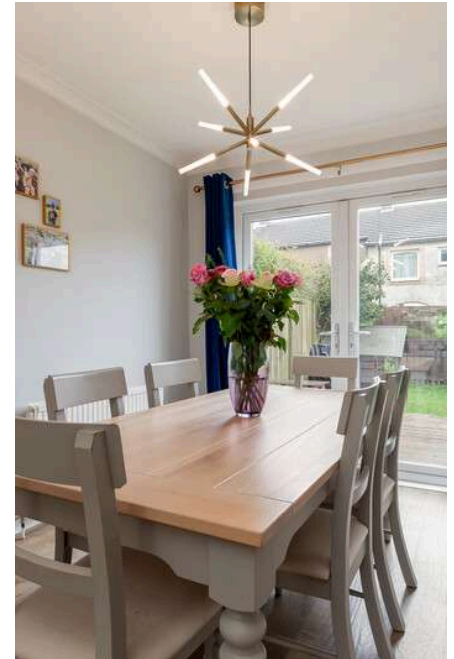
Centre and Swanston Golf Club, all within easy reach of the property. The house is in the catchment for the well renowned Bonaly Primary School, which is within walking distance, and Firrhill High School. George Watsons is also within easy travelling distance.

EXTRAS

The blinds/curtains, and some light fittings along with the gas hob, oven, cooker hood and dishwasher, are included in the sale. The freestanding fridge freezer, washing machine and tumble dryer may be available by separate negotiation.

HOME REPORT VALUATION

£400,000

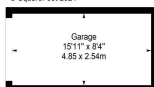


Living/dining room	27'10 x 10'8 (8.48 x 3.25m)
Kitchen	14'8 x 8'8 (4.47 x 2.64m)
Bedroom 1	11'4 x 10'10 (3.45 x 3.30m)
Bedroom 2	12'6 x 9'9 (3.81 x 2.97m)
Bedroom 3	11'1 x 7'8 (3.38 x 2.34m)
Garage	15'11 x 8'4 (4.85 x 2.54m)

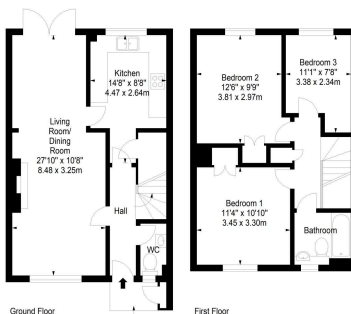
Bonaly Rise,
Edinburgh,
Midlothian, EH13 0QY



Approx. Gross Internal Area
953 Sq Ft - 89.46 Sq M
Garage
Approx. Gross Internal Area
132 Sq Ft - 12.26 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor

First Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

