



63 Bonaly Rise  
Bonaly, EH13 0QU



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# 63

## Bonaly Rise

Situated within a quiet courtyard only a short walk from the Pentland Hills this three bedroomed terraced villa offers a spacious family home.

- Three bedroomed mid terraced villa
- Quiet Courtyard setting
- Private front and rear gardens
- Single garage
- Partially floored attic
- Gas central heating and double glazing

Offers Over : £365,000

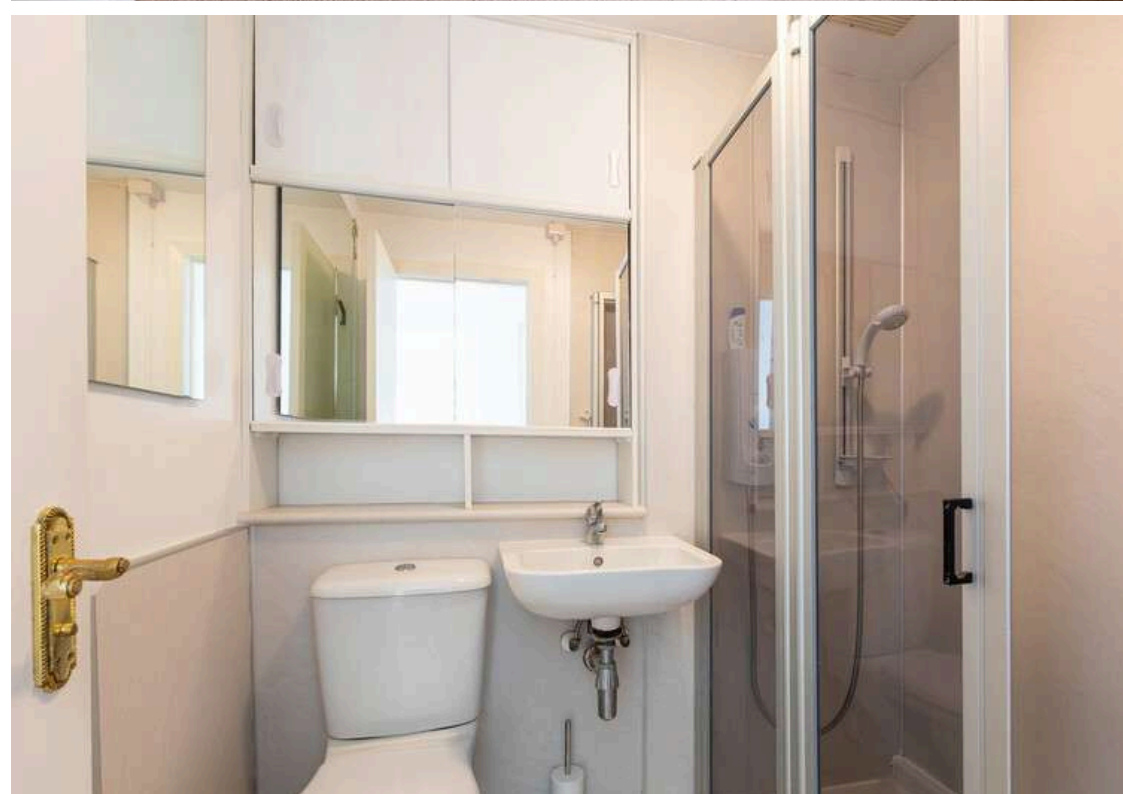
Home Report: £370,000

EPC Rating: D

Council Tax: E

Tenure: Freehold





Entered through a front porch the property opens to an entrance hall with large understairs store cupboard and downstairs W.C. with 2-piece suite. The aspect lounge/dining room falls naturally into two separate areas with the lounge to the front overlooking the courtyard and the dining room to the rear overlooking the garden. The kitchen can be found off the dining room and to the rear with wall and base storage, slot in cooker, washing machine and dishwasher to be included within the sale.

Upstairs the landing offers another generous storage cupboard and an access hatch with Ramsay ladder to the attic. There are 3 spacious bedrooms 2 of which have built in wardrobes and an internal shower room with 3-piece suite completes this property.

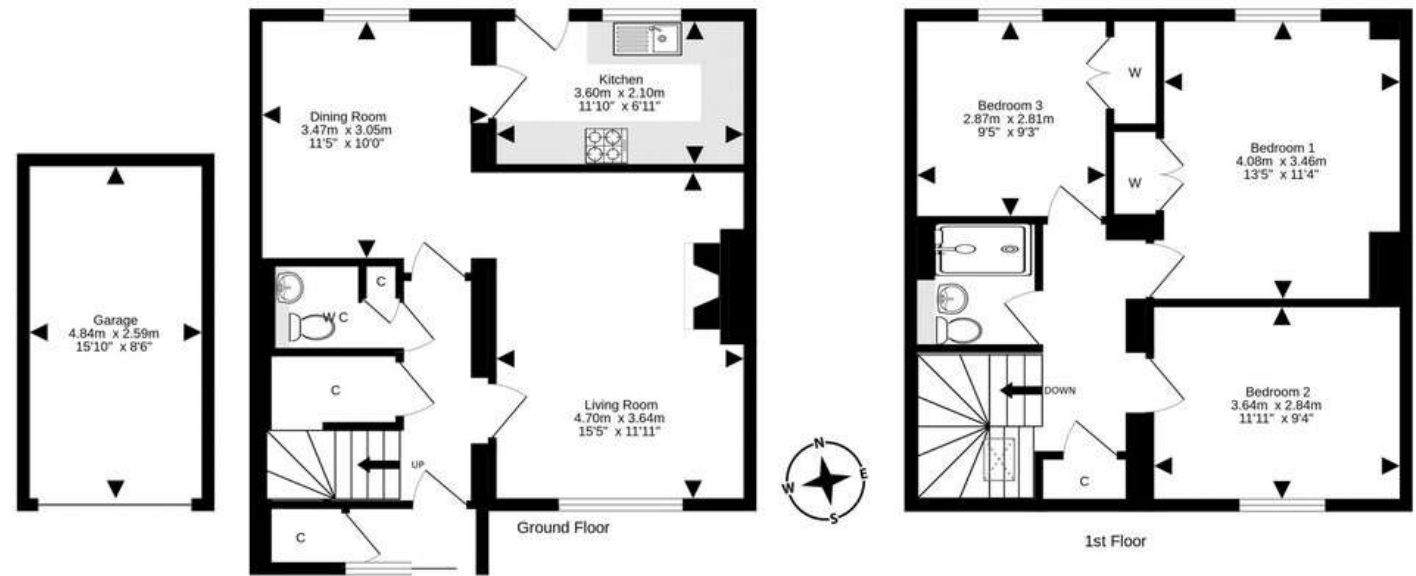
The property further benefits from a small front garden area in addition to a communal courtyard. To the rear the garden has artificial grass and has been paved for ease of maintenance. The single car garage can be found in a courtyard of other garages and has an up and over door and storage in the rafters.

Extras - to include the aforementioned white goods (no warranties to be given) carpets, curtains and blinds.

Residents association - The communal areas are maintained by a residents association at an approximate cost of £120 per year.



Dating back to the 11th century, Colinton Village offers old-world charm with picturesque streets that sit snugly within the valley of the Water of Leith. In addition to beautiful period buildings, you will find a wide variety of independent retailers and speciality shops. Picturesque and compact, the village also offers a surprising range of amenities, including banks, restaurants, pubs and three large supermarkets nearby. Morningside and Bruntsfield, both within easy reach, offer a further range of speciality shops, a cinema, theatres and a range of eateries. The property is within easy reach of buses running to the city centre and beyond and its proximity to the City Bypass and the Motorway networks make commuting fast and convenient. Edinburgh Airport can be reached by car in just 15 minutes.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)

DX: 552210, Edinburgh 68

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