

76/2 Bonaly Rise

COLINTON, EDINBURGH, EH13 0QX



*A BRIGHT AND SPACIOUS TWO-BEDROOM FLAT
SET WITHIN A PEACEFUL COLINTON DEVELOPMENT*



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McEwan Fraser Legal is delighted to present this bright and spacious two-bedroom flat, forming part of a peaceful and well-maintained residential development in the highly desirable area of Colinton.

The property occupies a particularly quiet position within the development and benefits from sharing a private entrance with only one neighbouring property, offering an added sense of privacy and exclusivity rarely found in modern apartment living.

Internally, the accommodation is presented in light, neutral tones throughout and offers a well-balanced living space designed to maximise natural light and comfort. The impressive dual-aspect living and dining room forms the heart of the home, featuring three large windows that flood the room with natural light while providing pleasant open outlooks. Finished with fresh décor and superb laminate flooring, this is a welcoming and versatile space ideal for both everyday living and entertaining guests.





The kitchen is well-appointed and practical, fitted with a range of integrated appliances and complemented by laminate flooring. Generous worktop space and storage make it well-suited to modern living.



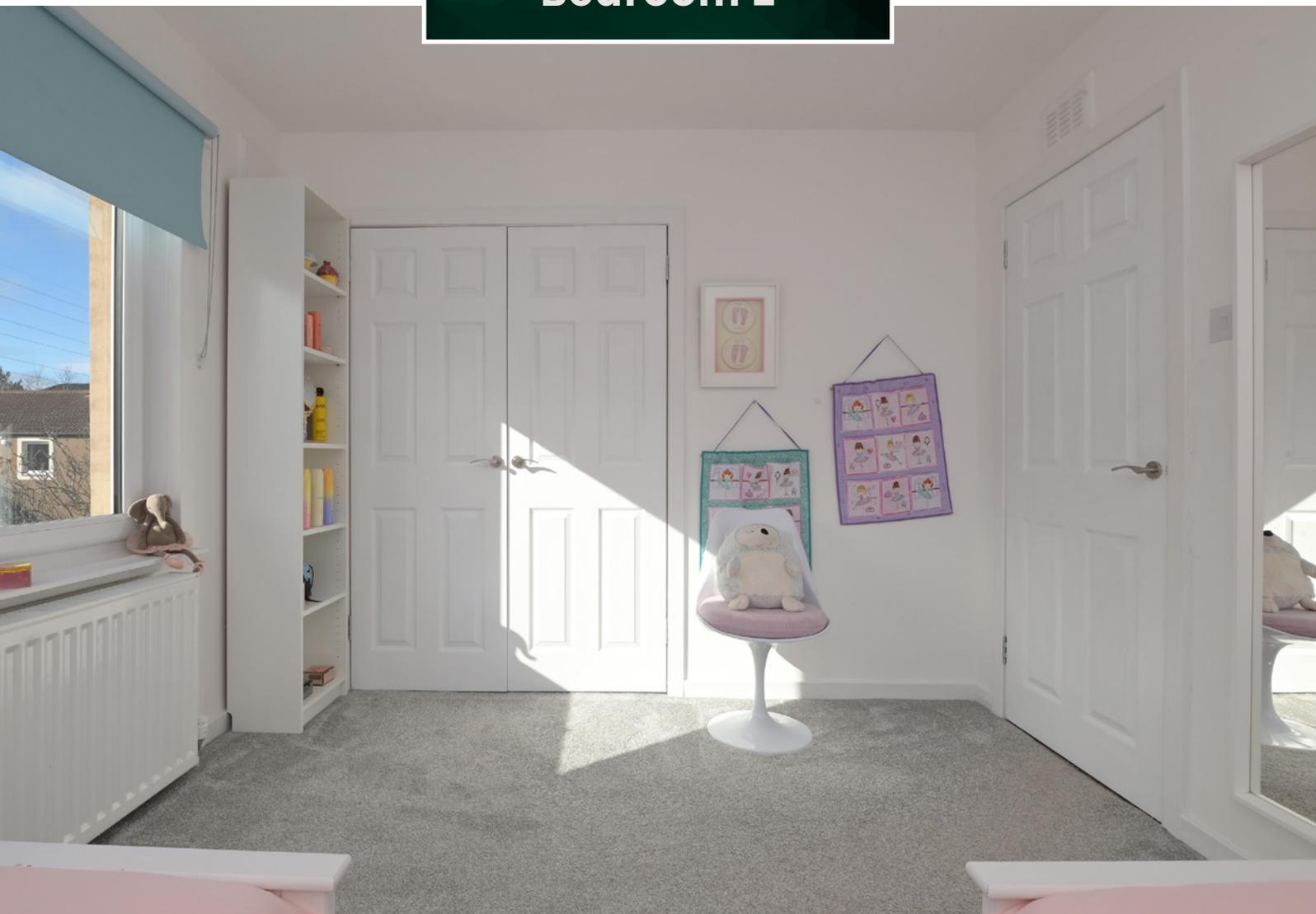


Both bedrooms are well-proportioned doubles, each benefiting from built-in wardrobes and pleasant open outlooks, creating peaceful and relaxing spaces that are well-suited to rest and quiet retreat at the end of the day. The accommodation is completed by a stunning, fully tiled shower room.



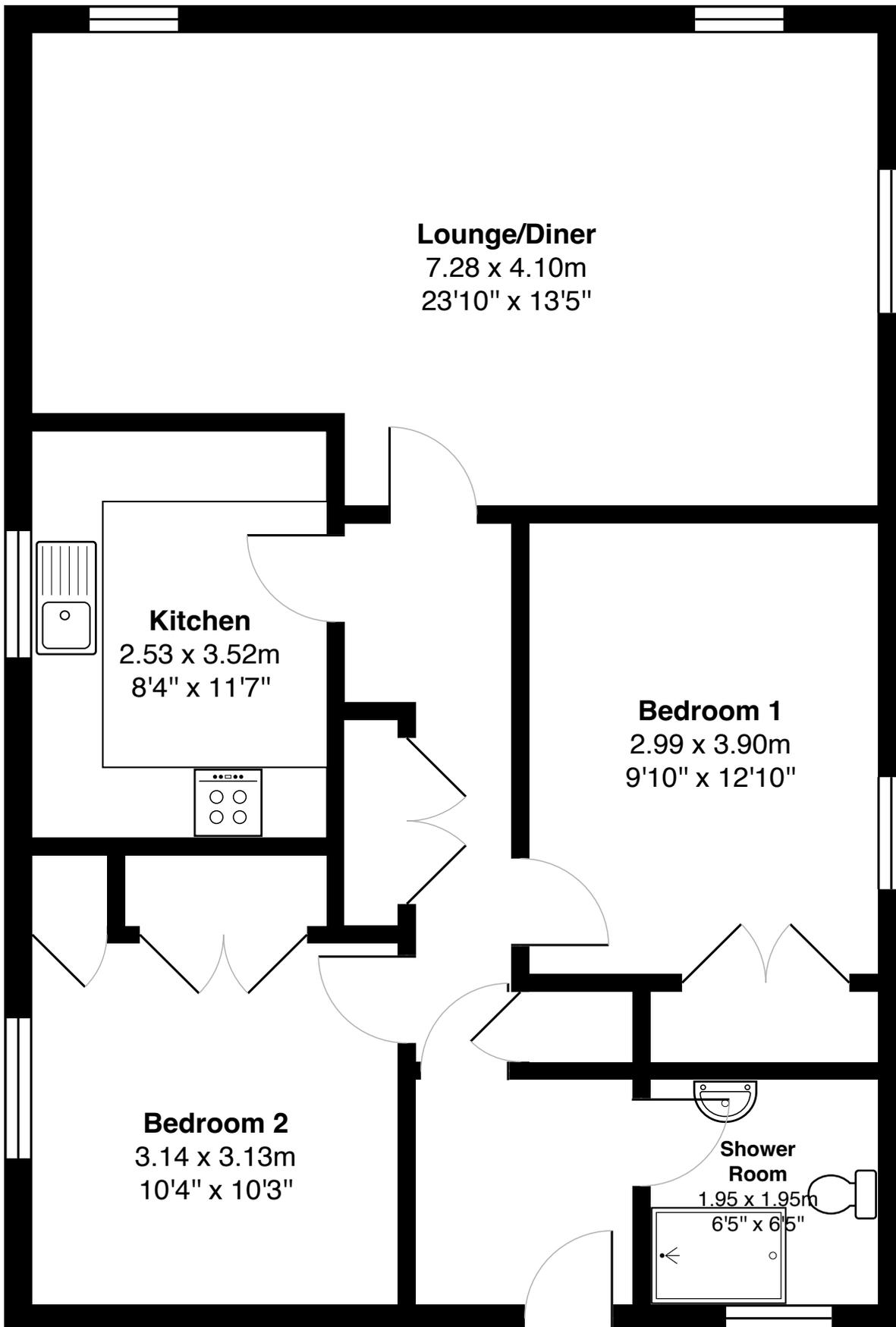


Bedroom 2









Gross internal floor area (m²): 79m²

EPC Rating: C

Externally, the property continues to impress. Residents enjoy access to beautifully landscaped communal gardens, which provide a peaceful outdoor environment. The property further benefits from a private parking space as well as its own garage, offering excellent storage and convenience. The development also enjoys attractive southerly views towards the nearby Pentland Hills, adding to the overall sense of openness and appeal.





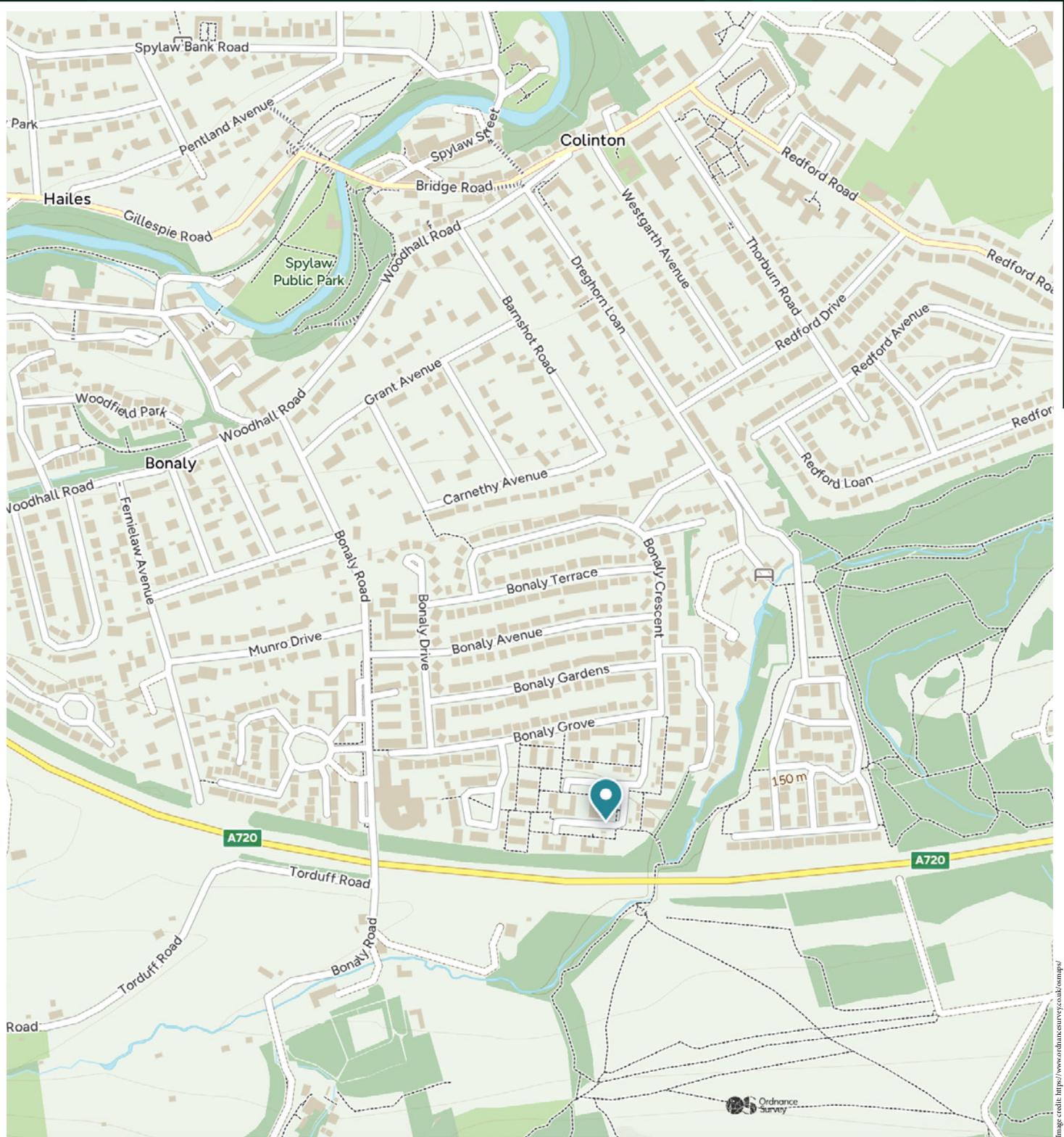
Bonaly Rise is situated in the highly desirable residential district of Colinton, south-west of Edinburgh. Popular with families and professionals, the area offers excellent schooling, strong transport links, and immediate access to green spaces.

Regular buses reach the city centre in around 20–25 minutes. The nearby Edinburgh City Bypass (A720) provides quick connections to the M8/M9 motorways, Edinburgh Airport, and retail hubs. Wester Hailes station and cycle paths, including the Union Canal, offer alternative commuting options.

Local amenities in Colinton Village include independent shops and cafés. Major retail destinations like Straiton, Hermiston Gait, and The Gyle are easily accessible via the bypass.

Outdoor recreation is exceptional, with the Pentlands, Water of Leith Walkway, and Hillend Snowsports Centre nearby. The property falls within the catchment for Bonaly Primary and Firrhill High School, with several independent schools also close by.

The Location



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Exchange
Available



THE SUNDAY TIMES
THE TIMES



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