

22 Bonaly Avenue

COLINTON, EDINBURGH, EH13 0ET



Generously proportioned five-bedroom detached home in Bonaly Avenue, Colinton



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this five-bedroom detached family home in Bonaly Avenue, Colinton, one of Edinburgh's most sought-after areas.

THE LIVING ROOM



Inside, the property comprises a spacious living area with various possible options for furniture configurations and is fitted with a working gas fireplace and real Oak wooden flooring.

THE KITCHEN



The fully equipped kitchen with integrated AEG appliances has been finished to an excellent standard with a Quartz worktop and double sinks.

Off the kitchen, the utility room has an integrated freezer and a washing machine and a tumble dryer.



THE UTILITY ROOM



In addition, there is a spacious dining room, making the home functional for family life and easy to entertain.

THE DINING ROOM



The ground floor also offers an office or which could be bedroom six or a second living area, demonstrating the flexibility in this home for family life, as well as a WC.

THE OFFICE





A large storage cupboard can be found under the stairs. Upstairs, the property boasts five bedrooms on the first floor, ranging in size from the master bedroom to bedroom five and the master benefiting from a small dressing room. The main family bathroom is fitted with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOMS 4 & 5

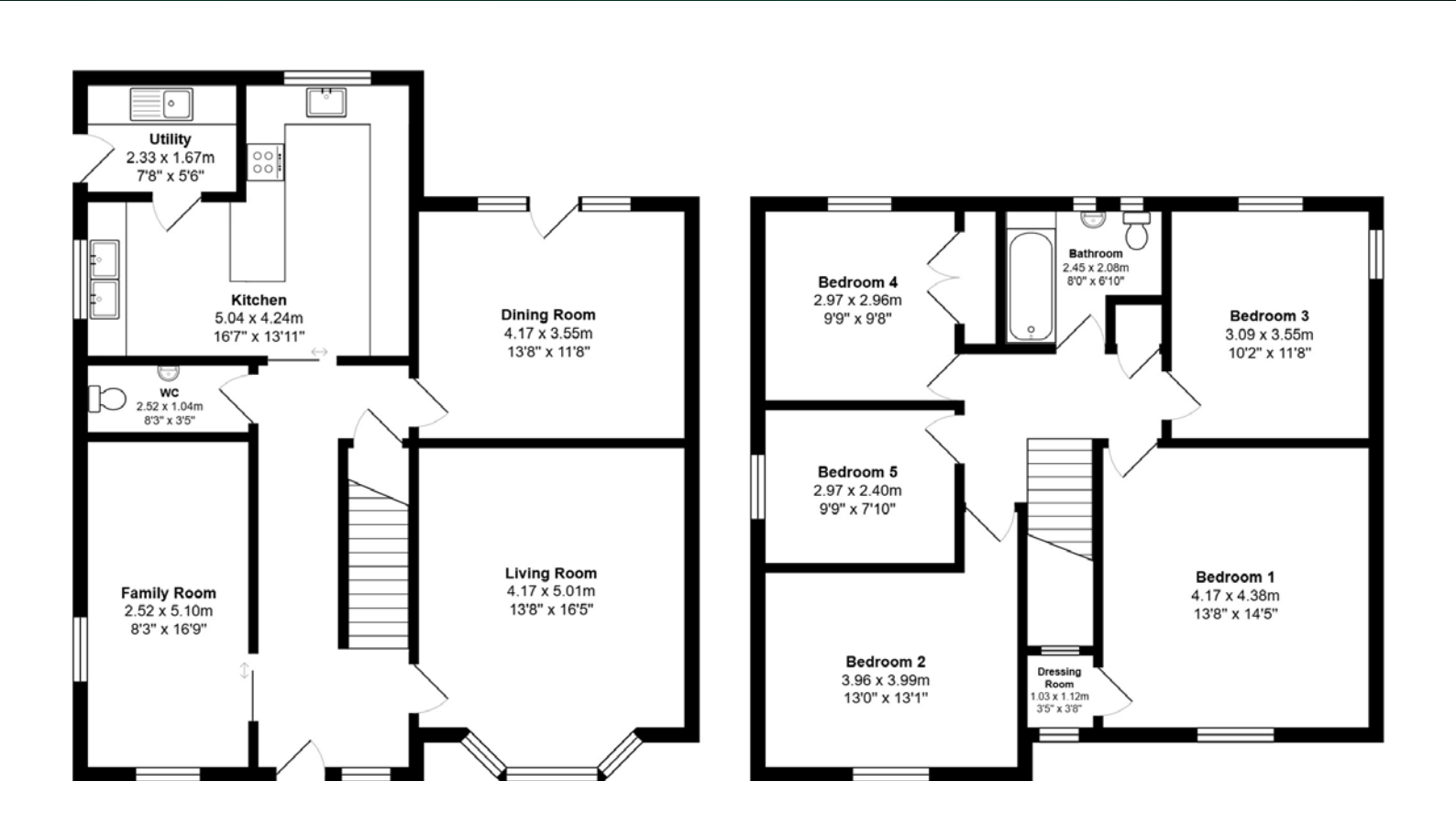


In addition, the property includes private front and back gardens, off-street parking, a double entry drive and also boasts planning permission for extending the dining room, putting a bathroom in on the ground floor as well an en-suite in the master bedroom, which could be useful for a buyer who is looking to put their own stamp on the house. The property otherwise is fully double-glazed and fitted with gas central heating, making this a warm and cost-effective home, year-round.

EXTERNALS

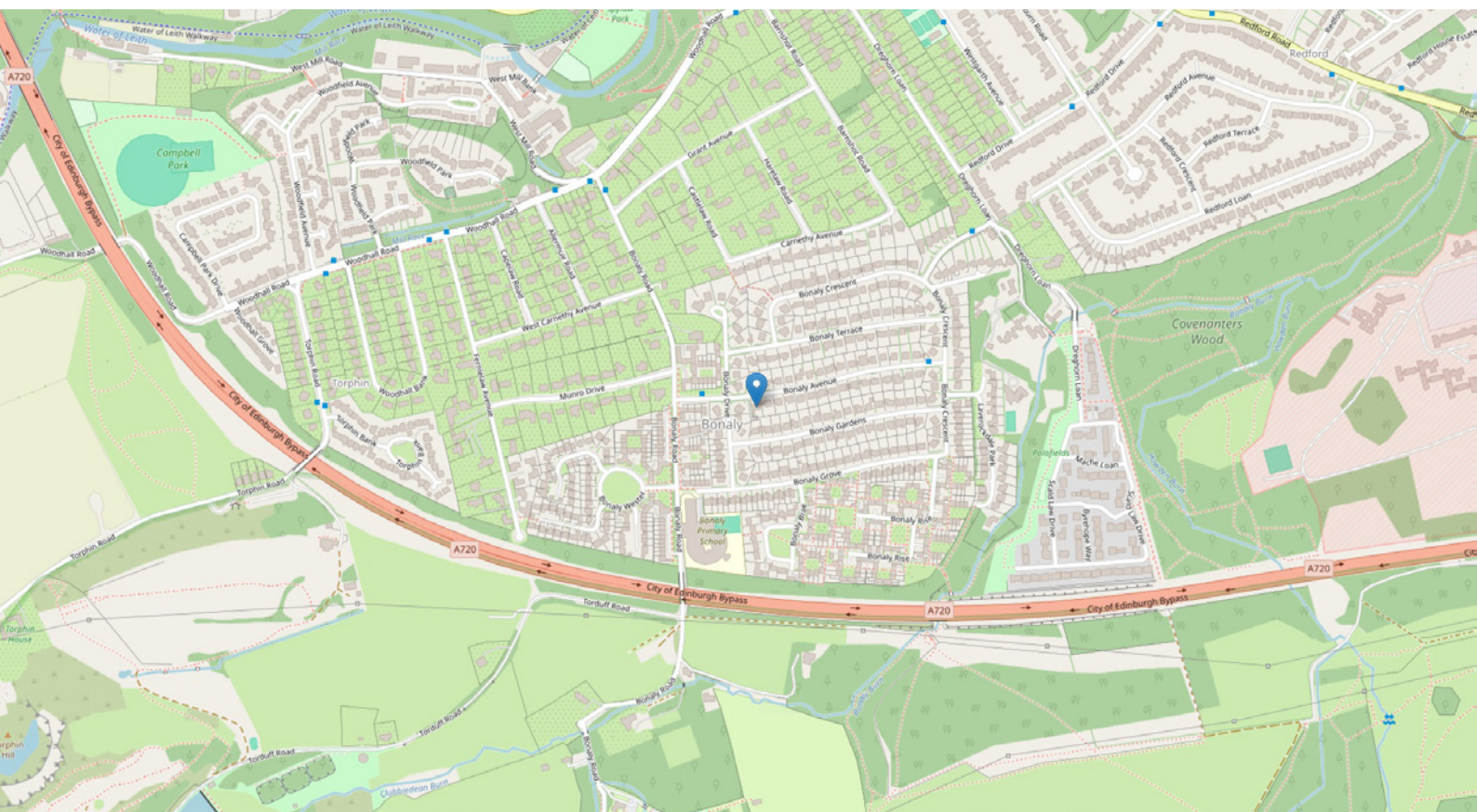


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 174m² | EPC Rating: C



THE LOCATION

Bonaly is one of south-west Edinburgh's most desirable residential areas, offering a peaceful village-like setting at the foot of the Pentland Hills while remaining just a short journey from the city centre. The area is part of Colinton, a leafy and historic suburb known for its tree-lined streets, family-friendly atmosphere and strong sense of community. Residents of Bonaly enjoy an exceptional balance of countryside and city living. The property is in close proximity of Spylaw Park, and the nearby Pentland Hills Regional Park provides miles of walking and cycling trails, scenic reservoirs and outdoor pursuits such as hiking, running and mountain biking. The Water of Leith walkway, accessible from Colinton Dell, offers picturesque riverside walks leading towards the city.

Local amenities are plentiful. The charming Colinton Village is home to cafés, independent shops, a post office and popular restaurants. Larger supermarkets and retail outlets are available a short drive away at both Craiglockhart and Straiton Retail Park. Leisure facilities include the nearby Kingsknowe and Baberton Golf Clubs, while the Meggetland Sports Complex and Hillend Snowsports Centre provide excellent sporting options.

Bonaly is highly regarded for its education provision. The catchment includes Bonaly Primary School, which enjoys an excellent local reputation, and Firrhill High School, both well-rated and easily accessible. Several well-known independent schools, such as George Watson's College, Merchiston Castle School and George Heriot's, are within convenient reach. Transport links are excellent for both public and private travel. Regular bus services connect Bonaly and Colinton directly to Edinburgh city centre in around 25 minutes, while the City Bypass (A720) is only a few minutes' drive away, giving easy access to the M8, M9 and Edinburgh Airport.

Bonaly is an area that perfectly combines natural beauty, local charm and city convenience. Its proximity to the Pentlands, strong community feel, and excellent schooling make it one of Edinburgh's most sought-after places to live.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.