



lindsay's

8 Bonaly Wester,
Colinton, Edinburgh, EH13 0RQ

"A beautifully presented and significantly upgraded mid terraced villa with garage and garden quietly situated within a sought after residential area"

- Entrance porch
- Hall
- WC
- Spacious sitting/dining room with focal point fireplace
- Large conservatory
- Superb contemporary kitchen
- Four bedrooms
- Stunning fully tiled shower room
- Gas central heating
- Double glazing

EPC Rating D

FIXED PRICE £430,000



Description

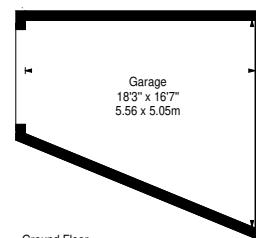
Particularly pleasantly located within a quiet leafy courtyard, this significantly upgraded terraced villa offers spacious and flexible family accommodation over two levels extending to around 1162 square feet. The entrance porch is a handy space for shoes and coats and leads through to the welcoming hall. The open plan living room falls quite naturally into sitting and dining areas with a living flame fire providing a warming focal point. Glazed doors in the dining area lead through to the large Conservatory offering additional flexible living space and extending the seasonal use of the garden. The superb contemporary kitchen is both stylish and practical and there is also a ground floor WC. Upstairs, a galleried landing leads to three comfortable bedrooms, plus a nursery bedroom or study. The stunning new shower room is fully tiled. Additional benefits include gas central heating and double glazing. The rear garden is fully enclosed providing a safe play area for young children and is the perfect space to enjoy long summer evenings. A large single garage is located adjacent to the courtyard.

Area

This stunning terraced villa is enviably situated within a desirable area on the south western outskirts of the City. Bordered by the historic conservation village of Colinton itself, Colinton Dell and by the Pentland Hills Regional Park, the setting is leafy and residential, yet the City Centre is readily accessible by car (approximately 15/20 minutes) or via one of the many and frequent bus services which pass through the area. In the opposite direction, the Gyle Shopping Centre/Hermiston Gait may be reached within 10 minutes (depending on traffic conditions), as can Edinburgh Business Park, The Royal Bank Headquarters at Gogar, Heriot Watt and Napier Universities, Edinburgh International Airport and the central motorway network via the city bypass. The village itself offers a delightful array of small speciality shops, a gastropub, a restaurant, a post office and medical centre, all within a few minutes. The local schools have a high academic reputation and many of the capital's finest private schools including Merchiston Castle and George Watson's college are readily accessible. The out-of-doors enthusiast will be delighted by proximity to the meandering paths through Colinton Dell, several golf courses and the wonderful open spaces of the Pentland Hills Regional Park.

Viewing

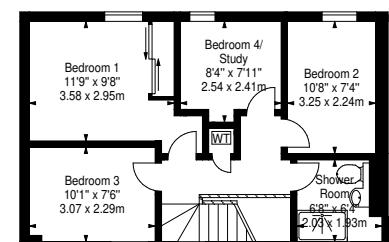
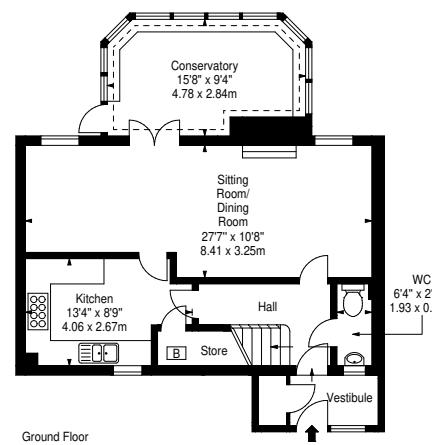
Sunday 2-4pm or by appointment contact Lindsays or Owner 07707007731



Bonaly Wester,
Edinburgh,
Midlothian, EH13 0RQ



Approx. Gross Internal Area
1162 Sq Ft - 107.95 Sq M
Garage
Approx. Gross Internal Area
233 Sq Ft - 21.65 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed 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. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.