



79 Bonaly Wester, Edinburgh, EH13 0RQ

*Immaculately presented three-bedroom semi-detached villa with gardens, driveway and garage*

URQUHARTS  
EDINBURGH



## DESCRIPTION

79 Bonaly Wester is an immaculately presented three-bedroom semi-detached villa with front and rear gardens, driveway and garage, forming part of a peaceful cul-de-sac development in the desirable residential area of Bonaly and neighbouring Colinton. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall with large understairs cupboard and WC; bright and spacious open plan living room / dining room with patio doors to the rear garden; modern fitted kitchen with wall and base units and integrated appliances; three good-sized bedrooms, two with mirrored built in wardrobes; and a family bathroom with 4-piece suite including bath and separate shower cubicle.

## ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Three double bedrooms. Bathroom. WC. Attic.

Gas central heating. Double glazing. Private front and rear gardens, with the enclosed rear garden mainly laid to lawn with patio area. Driveway leading to a single car garage with up and over door, power and light.



## LOCATION

Bonaly and neighbouring Colinton are located approximately 4 miles southwest of the City Centre. It is known for its leafy surroundings, pleasant walks and thriving community. Local shops cater for everyday needs within Colinton Village with more extensive shopping available at Tesco at Colinton Mains, Morrison's at Hunters Tryst and slightly further afield, Straiton Retail Park and the Gyle Shopping Centre are both only a short drive away. Catchment schools include Bonaly primary and Firrhill High School with private schooling nearby at George Watsons College and Merchiston Castle School. Walks through Colinton Dell along the Water of Leith, Bonaly Country Park, Spylaw Park and in the Pentland Hills with



leisure facilities available at the nearby Craiglockhart Sports & Leisure Centre, as well as several renowned golf courses. There is easy access to the city bypass and the road network beyond as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, curtains, and kitchen appliances.

### **PRICE AND VIEWING**

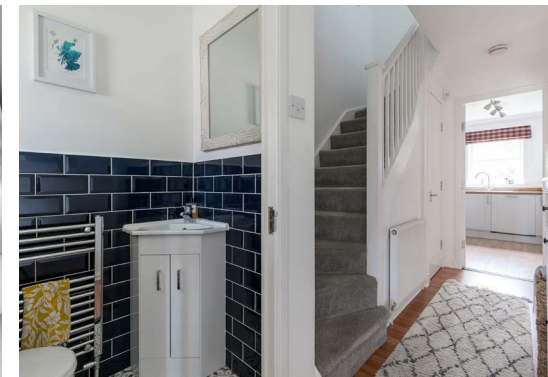
For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category C



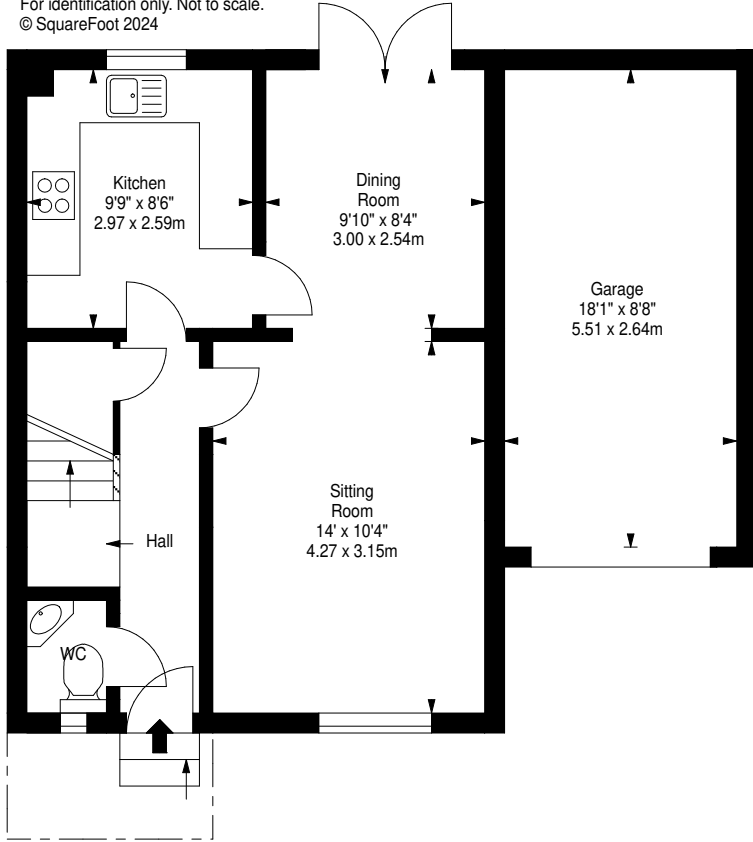
79 Bonaly Wester,  
Edinburgh,  
Midlothian, EH13 0RQ



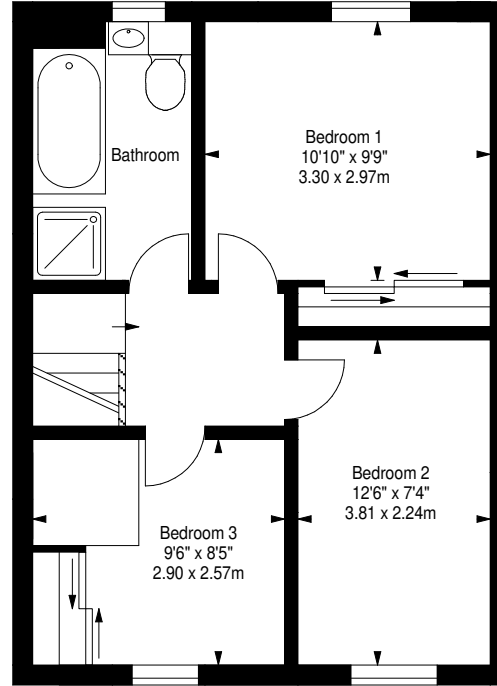
Approx. Gross Internal Area  
836 Sq Ft - 77.66 Sq M

Garage  
Approx. Gross Internal Area  
158 Sq Ft - 14.68 Sq M

For identification only. Not to scale.  
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Ground Floor



First Floor



**NOTES**

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).