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2 Bonaly Wester, Edinburgh, EH13 0RQ

Well-Presented, Modern, One-Bedroom, First-Floor Flat

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Property Description

Well-presented, one-bedroom, first-floor flat, with shared garden grounds, a garage and private parking. Set in a leafy, residential development, in the sought-after district of Colinton, to the southwest of Edinburgh city centre.

Comprises an entrance hallway, an open plan living/dining room, a kitchen, a double bedroom and a shower room.

Highlights include solid oak wood flooring and doors, an integrated kitchen with a full range of appliances and a modern shower room.

In addition, there is double glazing, gas central heating, and good storage provision, including integrated wardrobes and a floored loft, accessed via a ramsay-style ladder.

Externally, there are well-maintained, shared garden grounds, a single garage and both private and on-street parking.

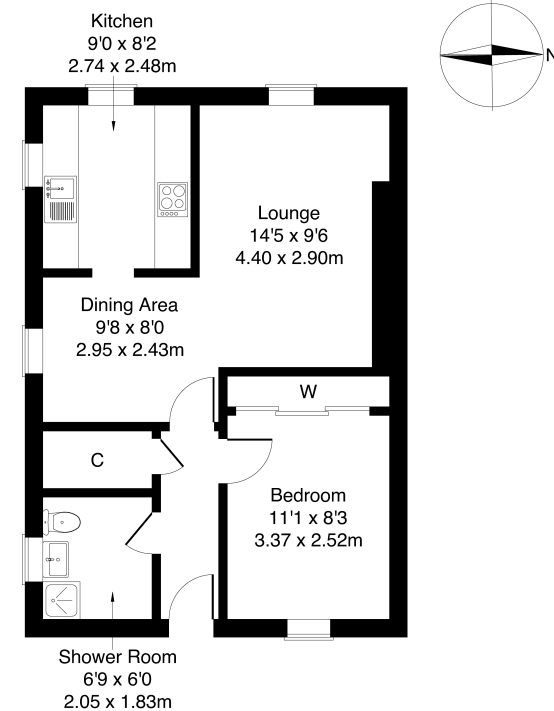
A welcoming entrance hall, with generous storage, is finished with solid oak flooring and light, neutral decor, which continues throughout most of the flat. A bright, L-shaped room provides a spacious, flexible floor plan for a comfortable lounge area and a dining space conveniently adjacent to the kitchen. Fitted with traditional cream units and solid wood worktops, the dual-aspect kitchen includes an integrated, eye-level oven, a gas hob, a stainless-steel canopy, a fridge, a freezer, a dishwasher and a washing machine.

A well-proportioned double bedroom continues the tasteful presentation of the living space and is carpeted for comfort, with integrated wardrobes providing excellent storage. Completing the accommodation, a naturally lit, modern shower room comprises a corner shower cubicle, a two-piece suite and tiled flooring.

Most items of furniture can be included in the sale.

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Approximate Gross Internal Area: (538 sq ft - 50 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Nestled in the highly desirable suburb of Colinton, in the southwest of Edinburgh, this property enjoys a picturesque setting against the stunning backdrop of the Pentland Hills, with direct access to the Pentland National Park within proximity of the property. The nearby village of Colinton offers a charming mix of local shops, restaurants, and essential services, including a well-regarded doctor's surgery. For larger shopping needs, residents benefit from easy access to supermarkets such as Tesco at Colinton Mains Drive, Morrisons at New Swanston, and the Co-op on Oxbgangs Road North. The area is exceptionally well-connected, with the nearby city bypass providing quick links

to major retail destinations including Straiton, Hermiston Gait, and The Gyle. Bonaly, a particularly sought-after part of Colinton, is known for its family-friendly feel and access to scenic walks such as the Braid Burn path, the Water of Leith, and Colinton Dell. Golf enthusiasts will appreciate the selection of courses in the vicinity. Colinton also boasts excellent educational options, with a range of highly regarded primary and secondary schools in both the public and private sectors. Public transport services are frequent and reliable, making commuting into the city and surrounding areas simple and stress-free.





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