



Thorntons
The right way to move

133 Bonaly Rise, Edinburgh
EH13 0QY





Summary

Spacious ground floor flat ideal for first time buyers or those wishing to downsize. The accommodation comprises of hall, sitting room/kitchen with balcony and door to shared garden, double bedroom and modern shower room. There is also a shared bin store and shared drying area. Nestled on the northern slopes of the Pentland Hills, Bonaly offers a peaceful, semi rural setting just minutes from the city. Surrounded by woodland, moorland and open green spaces, it's ideal for those seeking nature on their doorstep without sacrificing convenience. Bonaly Country Park is within walking distance, offering scenic trails, panoramic views, cycling routes, fishing, and access to nearby reservoirs.

Features

- Ideal for first time buyers or downsizers.
- Pleasant quiet neighbourhood.
- Hall with storage.
- Open plan Sittingroom/Kitchen with door to balcony.
- Bright and spacious ground floor flat with direct access to garden
- Double bedroom with build in wardrobes.
- Modern shower room.
- Garage and allocated parking space.
- £175 pa for Garden Association
- White goods included. EPC D

Room Measurements

Living/Kitchen/Dining (17'2" x 13'11") 5.26m x 4.24m

Bedroom 9'4" x 8'3" (2.84m x 2.51m)

Garage (15'11" x 8'4") 4.85m x 2.54m

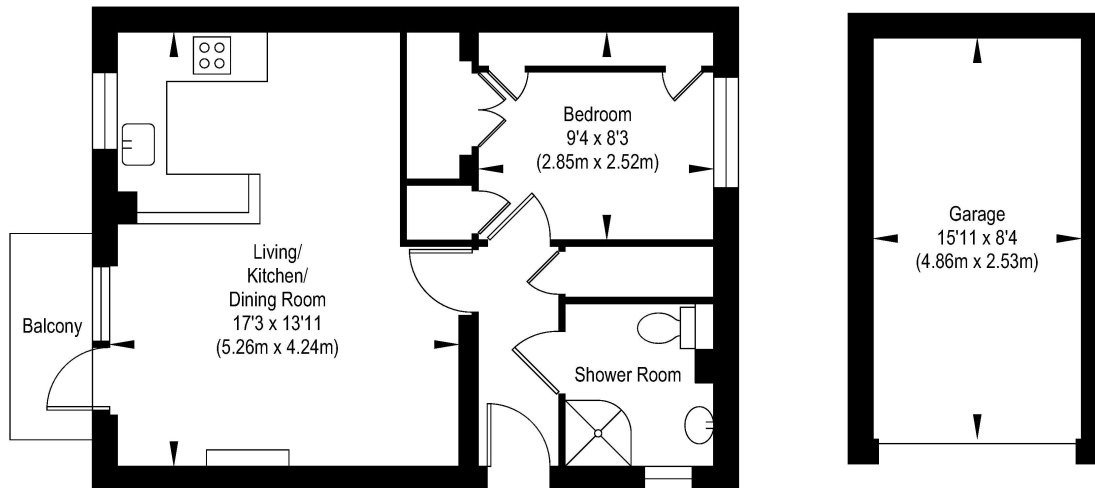


Floorplan



Approx. Gross Internal Floor Area 38.24 Sq M / 412 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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