



## 1 Bonaly Steading, Edinburgh, EH13 0HA

Rarely Available & Spacious, Two-Bedroom, Stone-Built Cottage with Gardens & Garage

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# Property Description

Set within an exclusive steading conversion in the highly desirable Bonaly area, south of Edinburgh city centre, this rarely available and beautifully presented two-bedroom stone-built cottage offers spacious and characterful accommodation, a generous rear garden, and the added benefit of an adjoining garage and private parking space.

Comprises an entrance hall, living room, dining/kitchen, conservatory, two double bedrooms, and a family bathroom.

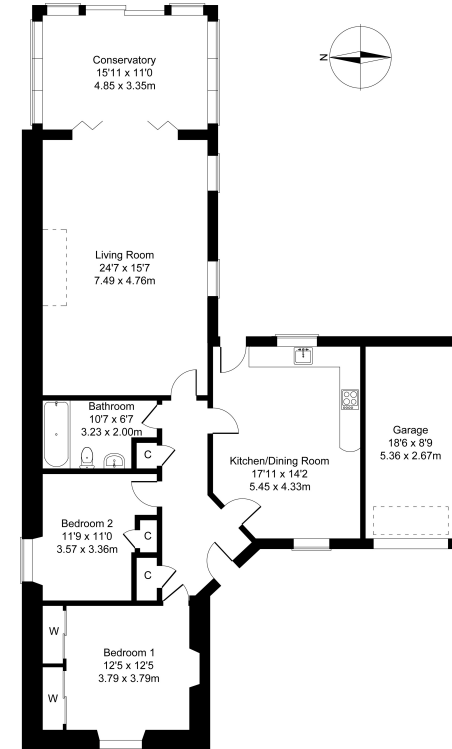
Retaining period features, together with a modern integrated kitchen and a stylish bathroom suite, generous public spaces, and an Inglenook fireplace for the lounge. In addition, there is gas central heating, double glazing and good storage provision, including a powered garage (with water supply) and a loft space.

Externally, the property boasts a generously proportioned, enclosed garden featuring a lawn and patio, a shed, tall privacy hedging and an eclectic mix of shrubbery. This characterful and leafy development is set off-street, with communal courtyards, additional visitors' spaces and superb transport links.

The property opens into a welcoming entrance hall providing access throughout, with two convenient storage cupboards. To the rear, a bright and generously proportioned living room boasts charming period features, including a beamed ceiling and a striking Inglenook fireplace. Finished in tasteful neutral decor with carpeted flooring and built-in shelving, the room also enjoys a sunny south-facing aspect. Elegant bi-fold doors lead into an impressive conservatory with full-height glazing, flooding the space with natural light and offering seamless access to the rear garden through large double doors. The dual-aspect kitchen is spacious and well-appointed, with ample room for dining. It features traditional-style units paired with wood-effect worktops, a ceramic sink with drainer, and a full range of integrated appliances, including a gas hob, oven, dishwasher, washing machine, fridge/freezer, and a wine cooler.

To the front, the main bedroom benefits from two mirrored built-in wardrobes, light decor, and carpeted flooring. The second bedroom is also well-sized, featuring a side-aspect window and built-in storage. Completing the accommodation, a stylish family bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls and flooring, and a ladder-style radiator.

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1 Bonaly Steading, Edinburgh, EH13 0HA  
Approximate Gross Internal Area: (1518 sq ft - 141 sq m.)







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# Area Description

Nestled in the picturesque and highly sought-after enclave of Bonaly, in Edinburgh's southwest, this property offers a superb lifestyle just moments from the stunning Pentland Hills. With direct access to Bonaly Country Park and the wider Pentland Hills Regional Park, residents enjoy scenic walking trails, cycling routes, and outdoor pursuits on their doorstep. Bonaly forms part of the historic suburb of Colinton, known for its village atmosphere, leafy streets, and community spirit. Colinton Village offers local amenities including shops, cafes, a pharmacy, and a well-regarded GP. For larger shopping needs, supermarkets such as Tesco, Morrisons, and Co-op are nearby. Ideal for families, Bonaly is favoured for its peaceful setting and excellent schools. Bonaly Primary is a short walk away, with access to top-performing secondary and independent schools. The area is well connected, with the city bypass offering quick links to the M8, Edinburgh Airport, and retail hubs like Straiton and The Gyle. Regular bus services provide easy access to the city centre. Bonaly offers a rare opportunity to enjoy nature, community, and excellent amenities, all within easy reach of central Edinburgh.



















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