

ALLINGHAM&CO

traditional values | modern practice

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espc

5a Bonaly Grove, EDINBURGH, EH13 0QD
2 RECEPTIONS | 3 BEDROOMS | 1 BATHROOM | EPC: C

Location

The property is located in the Bonaly Estate above Colinton Village, which is one of Edinburgh's most popular and sought after residential areas.

Many local services and shops are available in Colinton Village including a Co-op, health centre, pharmacy, post office, as well as pubs and restaurants and there is good supermarket shopping and other facilities available within a short drive.

The area has easy road access to the city bypass and major motorway networks, making it an ideal location for access to the Gyle, Napier and Heriot-Watt Universities, Edinburgh Airport and the central Scotland motorway network. In addition there are regular bus services to the city centre and surrounding areas.

Nearby recreational and leisure facilities include a tennis and sports centre at Craiglockhart, tennis and bowling clubs in the village itself, Water of Leith, the Pentland Hills Regional Park, various golf clubs, a library and Bonaly Country Park. There are highly respected schools available in the area from nursery to senior level in both public and private sectors.

Accommodation

- Lounge
- Dining Room
- Kitchen
- Downstairs WC
- 3 Double Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Garden
- Garage

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone





General

This well-presented 3 bedroomed mid terraced house offers contemporary interiors and spacious open plan family accommodation.

The property is entered through a vestibule into a bright hallway off which is a WC and storage cupboard. The grey laminate flooring follows through from the hallway into the spacious lounge which is decorated in neutral modern tones and has a gas coal effect fire in a white surround. The lounge opens into the dining room which looks out over the back garden.

The kitchen is fitted with a range of wall and base units, stainless steel sink, electric oven, gas hob and extractor fan, fridge freezer and washing machine. (These items are believed to be in good working order though their condition is not warranted.)

Upstairs there are three double bedrooms, two with built-in cupboards providing excellent storage space. A family bathroom with a 3 piece white suite with a shower over the bath, WC and wash hand basin completes the accommodation.

The property benefits from gas central heating and double glazing.

To the rear is a fully enclosed garden which is in need of landscaping and gives access to a single garage.



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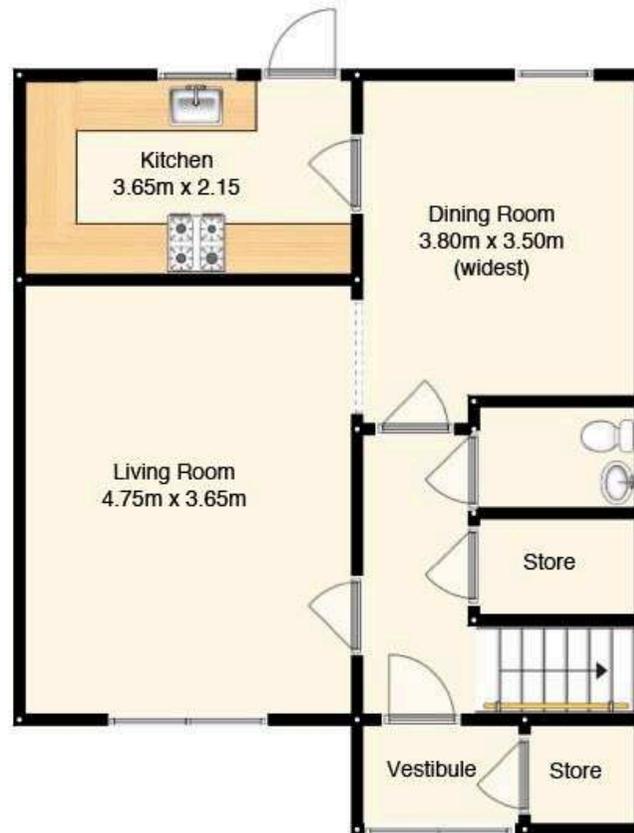
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
95.5m²

