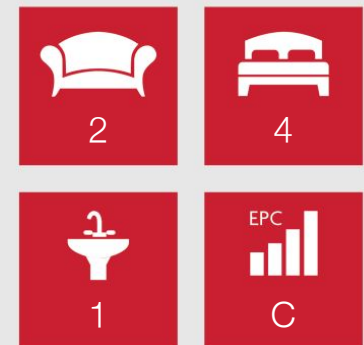


31 Bonaly Brae

Bonaly, Edinburgh,
EH13 0QF





Property Summary

Nestled within the leafy suburban surroundings of Bonaly, this immaculately presented mid-terraced house pairs modern interiors with generous family accommodation. Finished in a stylish contemporary aesthetic, the home offers four bedrooms, thoughtfully arranged living spaces and a private garden, creating an appealing balance of comfort, elegance and everyday practicality. An entrance porch opens into a welcoming hall leads to a generous living room where natural light enhances the inviting atmosphere. French doors lead to the dining area, which opens directly onto the rear garden, creating a seamless connection between indoors and out. The bright, contemporary open-plan kitchen and dining room offers space for family dining and an elegant setting for entertaining and everyday gatherings.

Features

- Modern mid-terraced house in Bonaly
- With a leafy suburban setting
- Attractively presented modern interiors
- Entrance porch and hall with built-in storage
- Generous and sunny living room
- Bright kitchen with space for family meals
- Interconnected dining room with garden access
- Two double bedrooms, one with a built-in wardrobe
- Two more spacious bedrooms, one with storage
- Family bathroom with overhead shower
- Private rear garden and communal grounds to the front
- Private garage and unallocated residents' parking
- Gas central heating and double glazing



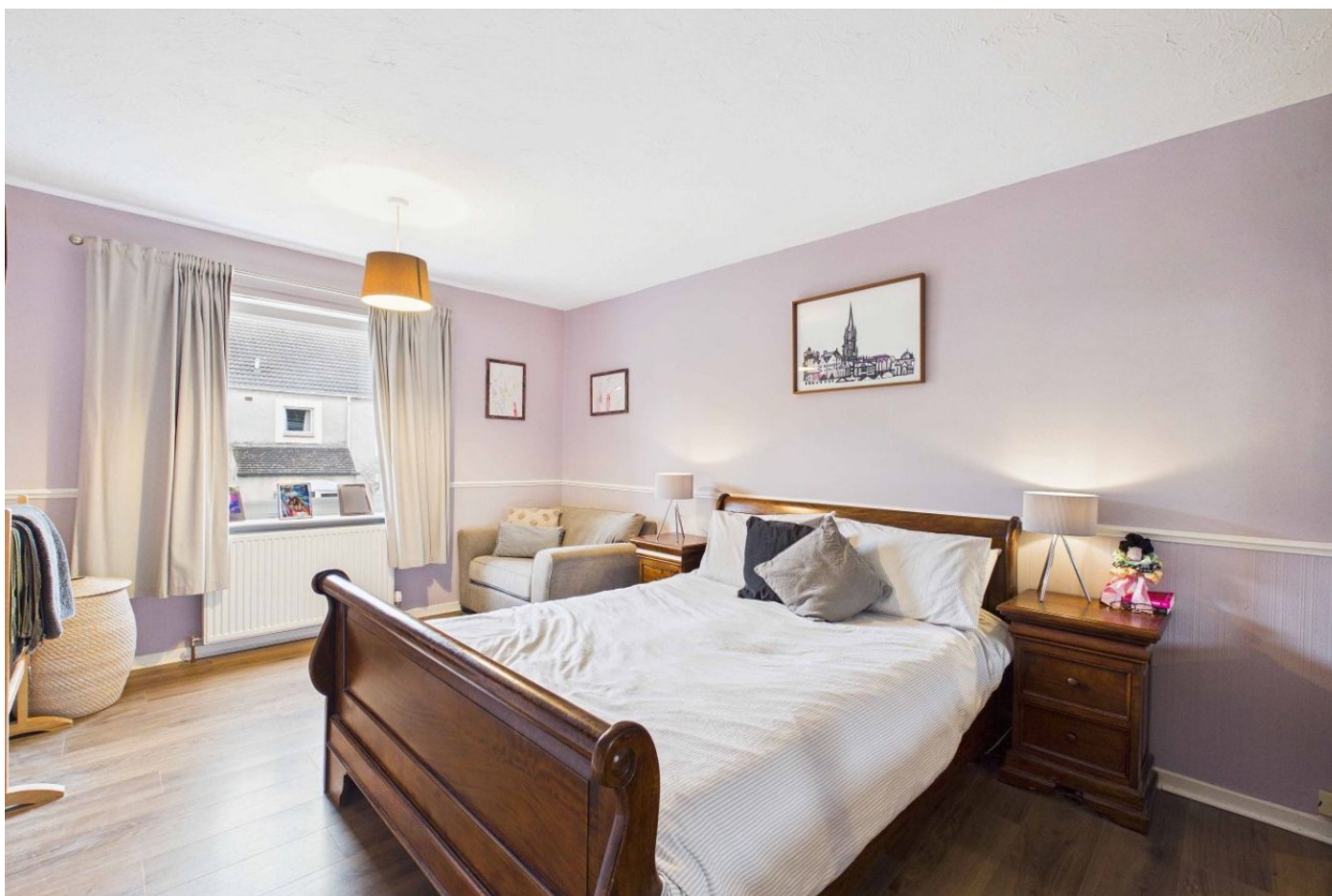
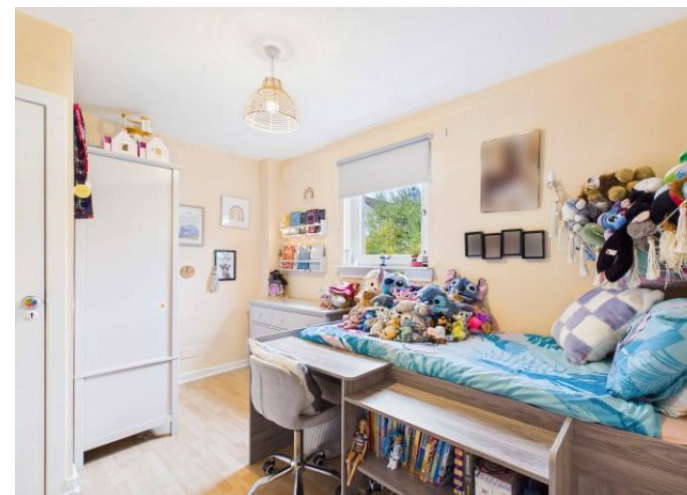
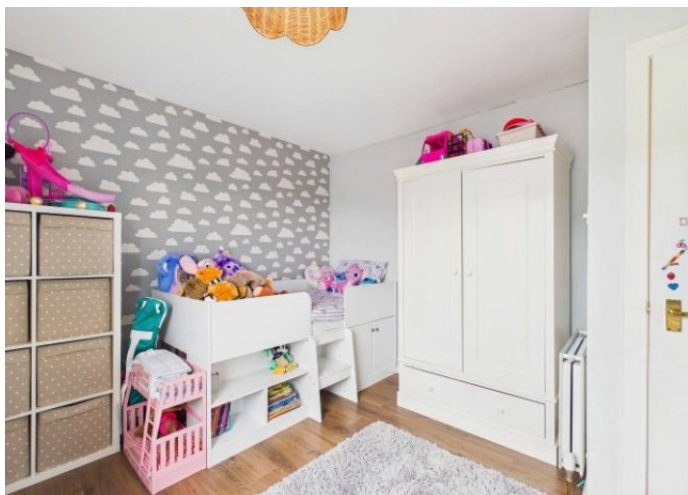












Upstairs, four well-proportioned bedrooms provide excellent flexibility for family life, guests or home working. Two are comfortable doubles, including one with a built-in wardrobe, while the additional bedrooms offer further versatility, with one benefiting from useful storage. A family bathroom with an overhead shower completes the accommodation. Outside, the private rear garden offers a lovely setting for outdoor dining and relaxation, while communal grounds to the front enhance the leafy approach. A private garage and residents' parking. Gas central heating and double glazing complete this beautifully maintained home, ideally placed to enjoy Bonaly's peaceful residential character while remaining within Edinburgh.



[Click here to take a virtual tour](#)





Bonaly

Situated on the southwestern outskirts of Edinburgh, Bonaly is a desirable residential area offering a peaceful setting close to the open countryside of the Pentland Hills. Known for its leafy surroundings and easy access to nature, the area appeals to those seeking a quieter lifestyle without sacrificing the convenience of city living.

Nearby Colinton provides a charming village atmosphere, with independent shops, cafés, restaurants and everyday amenities, while Morningside and the wider city offer an extensive choice of shopping, dining and leisure facilities.

The nearby Pentland Hills Regional Park offers miles of scenic walking and cycling routes, reservoirs and opportunities for wildlife watching, while Bonaly Country Park provides a convenient gateway to the surrounding landscape.

The Water of Leith walkway and Colinton Dell are also within easy reach, offering picturesque riverside and woodland walks. Local schooling includes Bonaly Primary School and Firrhill High School, with a selection of independent schools accessible across the city.

Regular bus services connect the area to Edinburgh city centre, while the City Bypass provides convenient links to the M8, M9 and Edinburgh Airport. This balance of countryside, established amenities and excellent connectivity makes Bonaly an attractive choice for families and professionals alike.



Floorplan





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