



**26 Bonaly Rise, Edinburgh**

Offers Over **£245,000**



## 26 Bonaly Rise

Edinburgh

Spacious two-bedroom ground-floor flat in Colinton, featuring a large dining kitchen, garage, a modern electric fire, communal garden and excellent access to amenities and the Pentland Hills.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Annual maintenance charge: £150 per annum.  
Maintenance of rear communal garden.

- Two Bedroom Ground Flat
- Single garage
- 2 Pleasant communal gardens
- Inviting modern electric fire
- Modern walk-in shower with large rainfall shower head.
- Close proximity to Bonaly Country Park and the Pentland Hills Regional Park



### Hallway

The welcoming hallway is accessed via a modern PVC entrance door and features newly fitted wood-effect laminate flooring, creating a stylish first impression. The space benefits from a walk-in storage cupboard, providing excellent additional storage and housing the property's meter. A smoke alarm is also installed, contributing to the home's safety requirements.

### Bedroom One

11' 5" x 11' 0" (3.47m x 3.35m)

Bedroom One features soft beige carpet flooring and a large fitted wardrobe, providing excellent storage space. A full-height PVC sliding door opens into steps to the communal back-yard area, allowing an abundance of natural light to fill the room while offering easy outdoor access. The room is further enhanced by a contemporary large vertical radiator, creating a comfortable and inviting living space.

### Bedroom Two

11' 2" x 10' 8" (3.41m x 3.24m)

Bedroom Two benefits from a large fitted wardrobe providing excellent built-in storage. A double-glazed window overlooking the communal garden allows for an abundance of natural light, enhancing the bright and welcoming feel of the space which is finished with wood effect laminate flooring.





### Lounge

15' 9" x 11' 10" (4.80m x 3.61m)

The spacious lounge is a bright and inviting reception room, enhanced by two double-glazed windows overlooking the front of the property, allowing an abundance of natural light to fill the space. Two stylish drum pendant light fittings provide visual appeal, while the beige carpet adds warmth and comfort underfoot. The room is further complemented by a modern electric fire, creating a cosy atmosphere and an appealing focal feature for both relaxing and entertaining.

### Kitchen/Diner

15' 11" x 12' 0" (4.86m x 3.67m)

The spacious kitchen offers ample room for a large dining table and benefits from two large rear-facing double-glazed windows overlooking a beautifully maintained communal courtyard. Drop-down blinds provide privacy when desired while still allowing plenty of natural light to fill the room. Features include a large contemporary vertical radiator, extensive kitchen units providing excellent storage space, an integrated dishwasher, hob with extractor fan, and a freestanding washing machine. Attractive lantern-style light fittings add character and style. The kitchen conveniently provides access to both the hallway and the lounge, creating an excellent flow throughout the property.



### Bathroom

8' 0" x 5' 0" (2.45m x 1.53m)

The contemporary bathroom has been finished to a high standard and offers a luxurious feel throughout. Features include a stylish vanity sink with mixer tap, chrome heated towel rail, and a modern walk-in shower fitted with both a large rainfall shower head and separate handheld attachment. Attractive wet wall panelling provides a sleek finish while helping to minimise moisture and dampness. A small opaque window allows natural light and ventilation whilst maintaining privacy, and spotlights enhance the bright, modern atmosphere. Newly installed wood-effect laminate flooring completes this beautifully presented space.



#### **REAR GARDEN**

To the rear of the property is a large, well-maintained communal rear garden offering an attractive and peaceful outdoor space for residents to enjoy. The Garden features a variety of greenery and landscaped areas, creating a pleasant setting throughout the year. Benches are positioned throughout the space, providing ideal spots to relax and enjoy the surroundings. Access to the garden is available from either side of the property, making it easily accessible and convenient for residents.

#### **FRONT GARDEN**

There is an additional communal area at the front left of property which can be used for hanging up clothes.

#### **COMMUNAL GARDEN**

Sliding doors in Bedroom One lead to a communal garden.

#### **OFF STREET**

8 Parking Spaces

At the front of the property there are multiple resident parking spaces within metres of the front door.

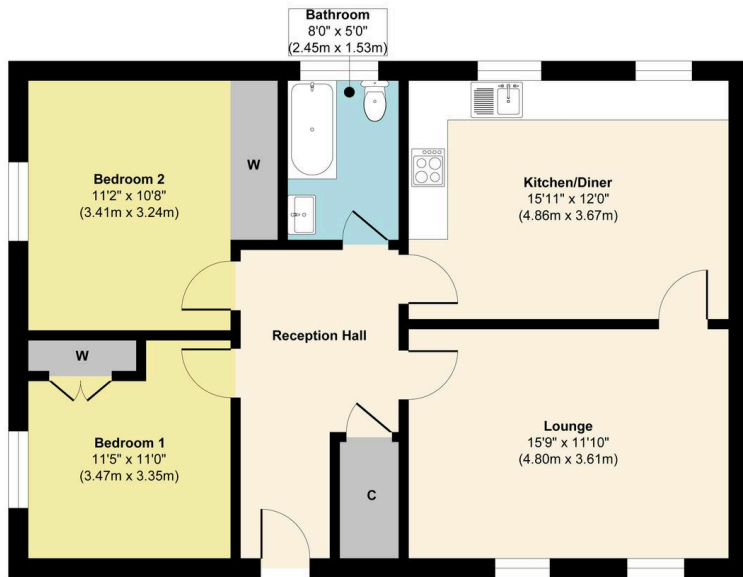
#### **GARAGE**

Single Garage

There is a single garage at the rear of property which can be used for parking or storage.



26 Bonaly Rise, Edinburgh, EH13 0QX

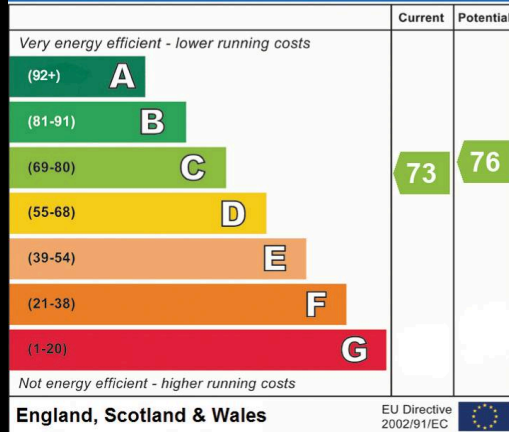


Floor Plan

Approx. Gross Internal Floor Area 841 sq. ft / 78.21 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Energy Efficiency Rating**

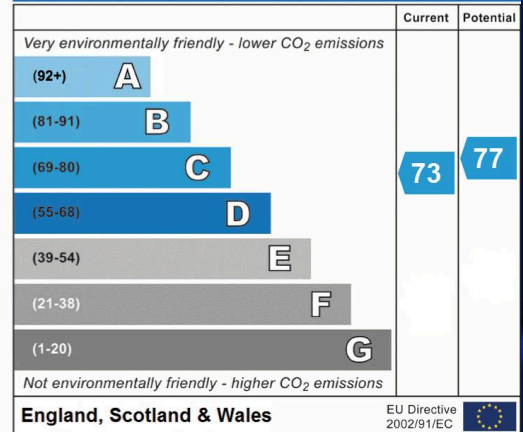


England, Scotland & Wales

EU Directive  
2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**



England, Scotland & Wales

EU Directive  
2002/91/EC





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