



# 65

**65 BONALY CRESCENT  
COLINTON  
EDINBURGH**

This spacious semi detached villa provides an ideal family home that forms part of a popular residential estate which is close to excellent local amenities and within easy reach of the City Centre.

Entrance porch, reception hallway, lounge/dining room, kitchen, three bedrooms, boxroom/study, shower room and family bathroom.

Gas central heating and mostly double glazed.  
Good sized gardens, driveway & garage.

**Fixed Price £265,000**





#### GENERAL DESCRIPTION

This spacious semi detached villa provides an ideal family home that forms part of a popular residential estate which is close to excellent local amenities and within easy reach of the City Centre. Internally the property boasts bright spacious rooms comprising; an entrance porch with door to the reception hallway which has staircase to the upper floor and provides access to all downstairs rooms including the shower room. The lounge/dining room has windows and French doors overlooking and leading out onto the rear garden. The kitchen has front facing window overlooking the garden and has a number of appliances included in the sale price. The upper hall gives access to all three double bedrooms and a versatile boxroom which is presently used as a study. Finally the family bathroom has front facing window and shower over the bath. Externally the front garden has been mostly mono blocked providing off street parking for at least two vehicles, access to the single garage and a path leads to the side and rear. To the rear there is a good sized fully enclosed garden which is mainly lawn with sun patios and mature planted areas.

#### SITUATION

Bonaly Crescent lies approximately 5 miles south west of Princes Street and is well placed for those working within the city centre with a regular bus service available nearby. Alternatively a number of major access roads including the A720 Edinburgh City Bypass allow for ease of commuting outwith the city boundaries. Within the vicinity there are amenities to meet everyday needs including popular schools at both primary and secondary levels. Colinton Village has a diverse range of shops, bank and post office with Tesco and Morrisons Supermarkets also nearby. Leisure facilities are also well provided for by way of public parks, Water of Leith Walkway through Colinton Dell, Craiglockhart Sports Centre and the Pentland Hills that are home to a number of golf courses and Hillend Ski Slope.





#### ACCOMMODATION

(All sizes approximate & at widest point)

#### LOUNGE/DINING ROOM

21'3" x 11'11"      6.48m x 3.65m

#### KITCHEN

12'5" x 7'11"      3.79m x 2.41m

#### BEDROOM 1

11'11" x 10'11"      3.65m x 3.33m

#### BEDROOM 2

10'1" x 10'0"      3.09m x 3.05m

#### BEDROOM 3

10'1" x 9'1"      3.09m x 2.77m

#### BOXROOM

5'10" x 4'11"      1.80m x 1.50m

#### SHOWER ROOM

7'4" x 3'10"      2.24m x 1.18m

#### BATHROOM

10'11" x 5'7"      3.33m x 1.71m

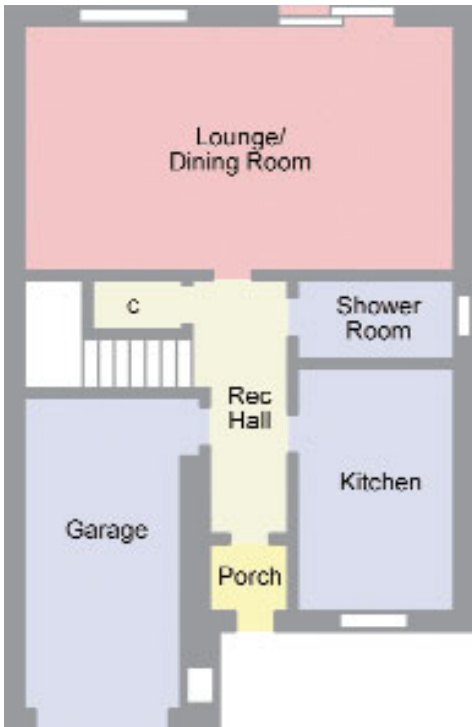
#### GARAGE

15'10" x 8'0"      4.83m x 2.45m



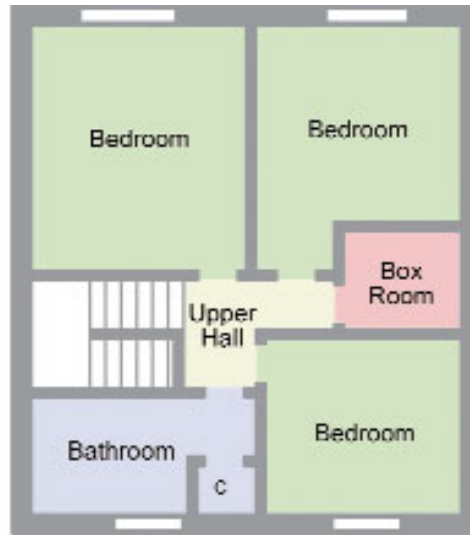
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**Ground Floor Plan**

Schematic Diagram only Not to scale



**First Floor Plan**

**ENTRY**  
By Arrangement

**VIEWING**  
unday 2-4pm or by appointment  
telephone 07949 924831 or 07951  
844936 or contact Russel + Aitken on  
0131 20 20 600.

**PRICE**  
Fixed Price £265,000.

**NOTES OF SALE**  
All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

