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## 46 Bonaly Wester

Bonaly, Edinburgh, EH13 0RQ



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Set beside a large area of open green space for residents' use, this three-bedroom semi-detached house has a delightful location in Bonaly. The property offers panoramic views of the Pentland Hills. It is conveniently located near the Pentland Hills Regional Park, with proximity to Colinton Village, as well as a direct bus link to the city centre. The nearby convenience store, Bonaly Primary School, and transport links provide access to a selection of secondary schools.

The home is beautifully presented throughout to high standards and complete with quality finishings, which includes a modern kitchen and a contemporary bathroom. The ground floor further benefits from a sociable flow of accommodation with the living room, family room, and dining area all openly connected, adding to the light and airy ambience. This exceptional home also has a large rear garden which is fully enclosed and laid with a sweeping lawn, alongside a patio for summer dining. Altogether, it is a wonderful residence that will have huge appeal

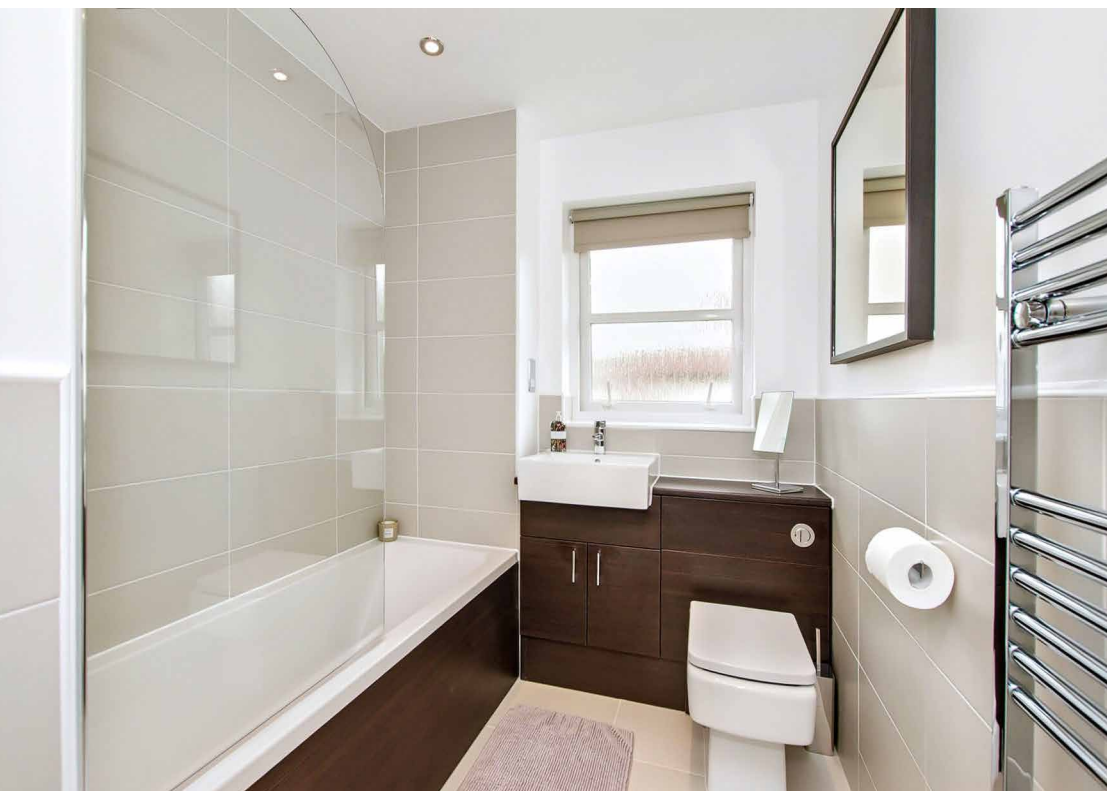
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, induction hob, concealed extractor, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

Factor: Charles White factors the development at an annual cost, including maintaining the green area and communal landscaped areas.

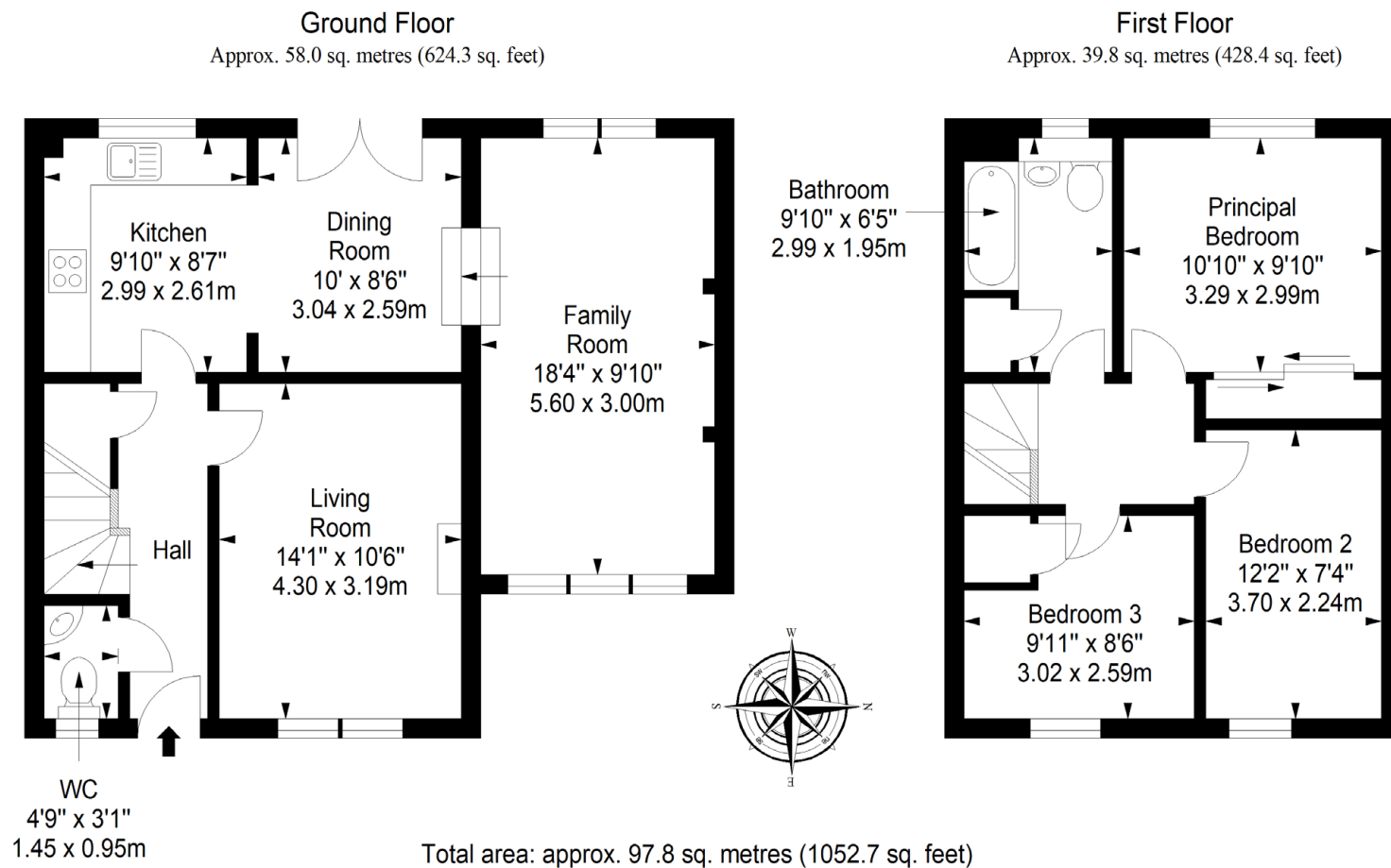
## Features

- Semi-detached house with modern interiors
- Brought to market in true move-in condition
- Desirable setting in Bonaly, near the Pentland Hills
- Crisp neutral decoration throughout
- Welcoming hall with storage and a WC
- Elegant living room with focal-point fireplace
- Spacious, dual-aspect family room
- Shaker-inspired kitchen/dining room
- Three bedrooms (two with built-in wardrobes)
- Three-piece bathroom with overhead shower
- Landscaped gardens to the front and rear
- Tandem driveway laid with monoblock paving
- Gas central heating and double glazing
- EPC - C





# Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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