

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

15 BOSWALL PARKWAY, EDINBURGH, EH5 2BH

Lying in North Edinburgh, this two-bedroom lower villa with a south-east-facing garden in a peaceful neighbourhood close to Trinity, Granton and Inverleith, will make an ideal home for a first-time buyer or couple.

A well-maintained garden leads to the front door and into an entrance hallway. To the right lies a generously proportioned living and dining room adorned with carpeting, a crisp colour palette, built-in cabinetry, and a living flame fireplace. With a south-east-facing picture window overlooking the garden it is flooded with natural light. From here you move into a sleek modern kitchen. Showcasing white gloss wall and floor units complemented by black quartz-effect worktops and a mosaic tiled splashback it features integrated appliances including an oven, gas hob and extractor hood. Each of the carpeted double bedrooms is spacious and comfortable with one boasting built-in wardrobes. A family bathroom completes the internal layout. Externally the well-kept south-east-facing front garden features a mature lawn whilst there is ample on-street parking.

VIEWING: Telephone Solicitors on 0131 225 6226

Key features

- Two-bedroom lower villa
- South-east-facing living and dining room
- Sleek modern kitchen
- Two double bedrooms
- Bathroom
- South-east-facing front garden
- Double glazing
- Gas central heating
- On-street parking

Area

North of Edinburgh City Centre, Boswall is a popular residential location close to Granton, Trinity and Inverleith with their array of bars, restaurants, and cafes. There is a large Morrisons in easy reach along with an ASDA . An array of leisure and recreational opportunities are available with Lomond Park, The Royal Botanic Gardens and Inverleith Park nearby along with coastal walks at Granton. In addition, Ainslie Park Leisure Centre and David Lloyd Newhaven have a superb range of sporting facilities. Keen golfers will love the proximity to Silverknowes Golf Club. Primary and secondary schooling includes Granton Primary School and Broughton High School. Regular bus services take you into Edinburgh in less than 30 minutes, and the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.

EPC Rating: C

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

















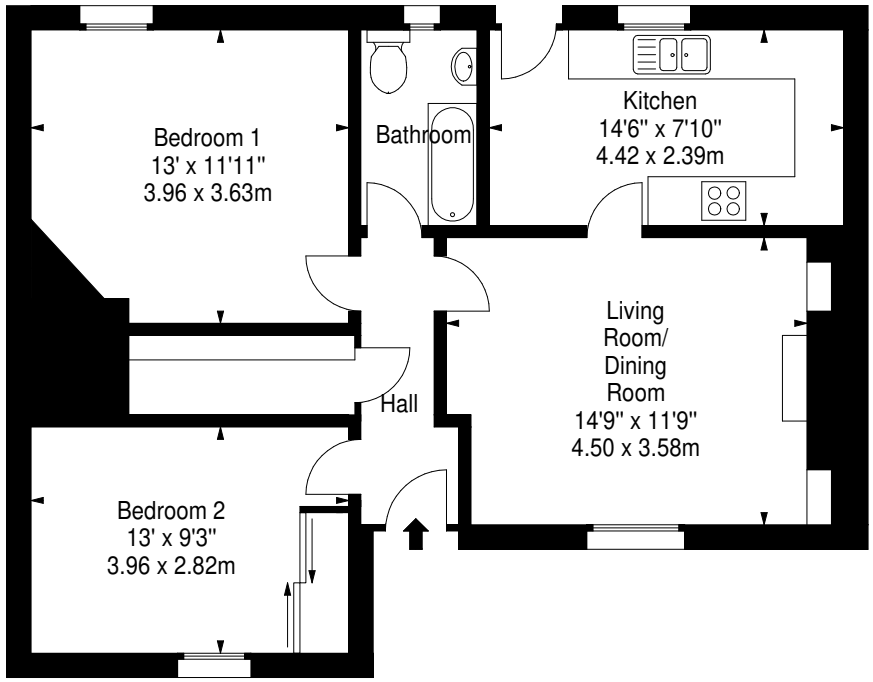




Boswall Parkway,
Edinburgh,
Midlothian, EH5 2BH

SquareFoot

Approx. Gross Internal Area
710 Sq Ft - 65.96 Sq M
For identification only. Not to scale.
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Ground Floor

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