



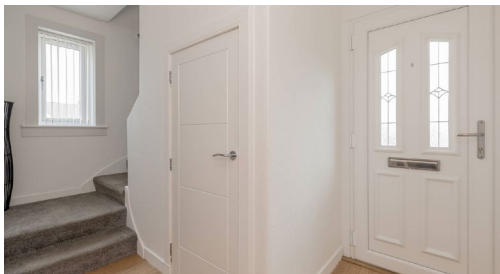
20 Boswall Crescent,
Trinity, Edinburgh, EH5 2EP

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with excellent storage.
- Well-presented living room with feature fire.
- Space for table & chairs.
- Patio doors to rear garden.
- Modern fitted kitchen.
- Contemporary fitted shower room.
- Upper landing with access to floored attic via a Ramsey ladder.
- Three generously proportioned double-bedrooms two with fitted storage.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Double driveway to side.
- Extensive southwest facing garden at rear with decking area.
- External water tap & feature lighting.
- Unrestricted on street parking.
- Potential to extend to side & rear subject to usual planning consents.



GENERAL DESCRIPTION

An attractive semi-detached villa situated within the much sought after Trinity district of the city a short distance to Edinburgh City Centre and close to an excellent range of local amenities. The property would make an ideal family home in a great location and it is in an ideal area for catchment of schools.

COUNCIL TAX BAND D
TRAIN STATION APPROXIMATELY 2.5 MILES TO EDINBURGH WAVERLY TRAIN STATION.
AIRPORT APPROXIMATELY 8.3 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 300 METRES.

LOCATION

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities including nearby Craigmile Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as both cinema and gym-goers. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Inverleith Park and Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, Wardie Primary and Trinity Academy, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN AND COOKER HOOD. THE GARDEN SHED AND WORKSHOP IN THE REAR GARDEN WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



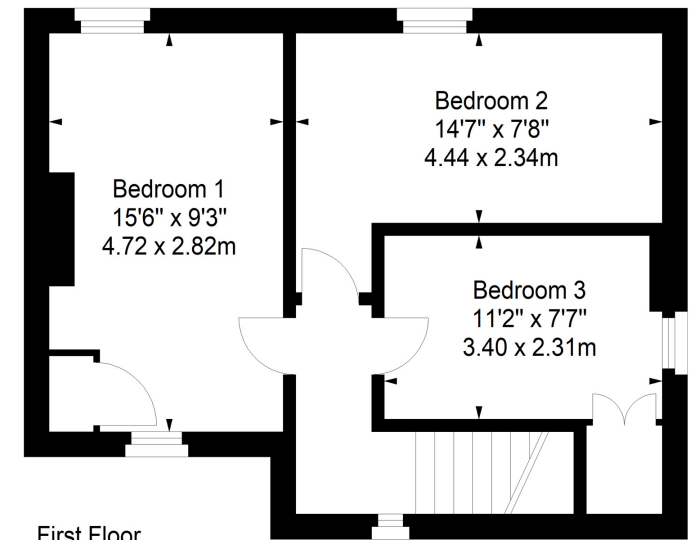
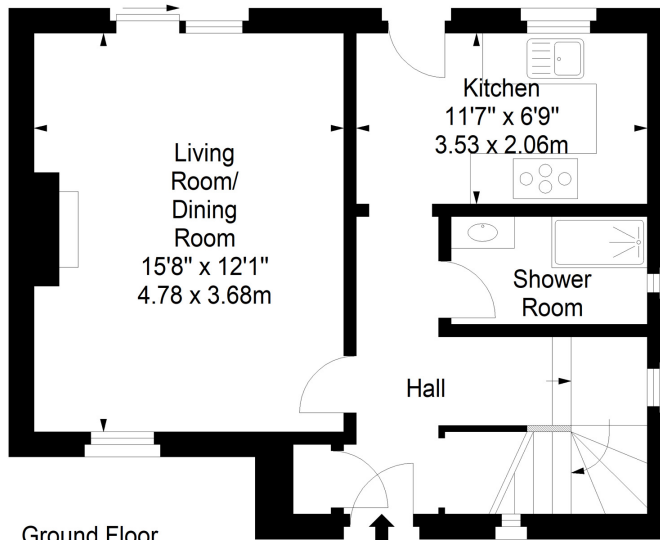
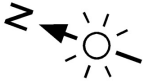


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

Boswall Crescent, EH5 2EP



Approx. Gross Internal Area
856 Sq Ft - 79.52 Sq M
For identification only. Not to scale.
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.