



Deans Properties

Deans Solicitors and Estate Agents LLP



**19 Boswall Square,
Trinity, EH5 2EQ**



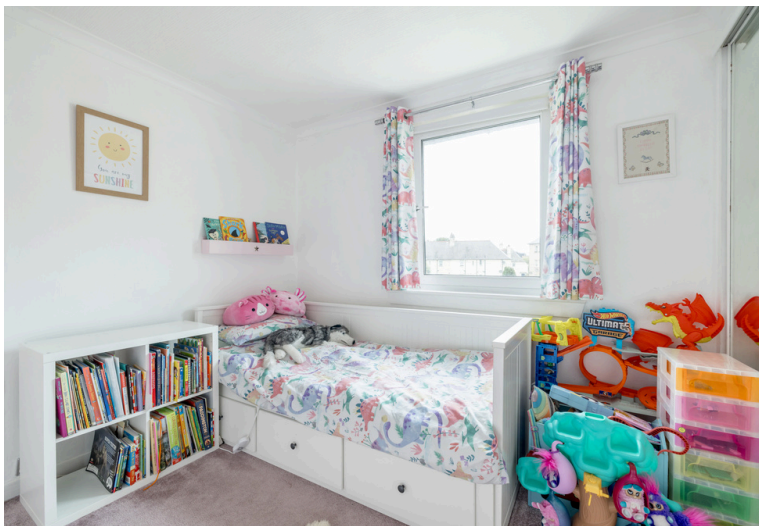
SEMI-DETACHED HOUSE

- Living Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating - D



This well-presented semi-detached house is located in Trinity in north Edinburgh, close to local shops and amenities. For outdoor space, The Royal Botanic Gardens, Victoria Park, Leith waterfront and picturesque Newhaven harbour are a short distance away. There are regular bus routes into the City Centre as well as road links to the City Bypass. The accommodation comprises; generous living room, modern kitchen/breakfast room, three spacious double bedrooms and family bathroom. There is a neatly landscaped garden to the rear and the front has been monoblocked to provide convenient off-street parking. The current owners have obtained an Architect Feasibility Report for three potential variations to extend the property, subject to any necessary local authority permissions being obtained. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and lightshades. The appliances included are sold as seen with no warranty provided.

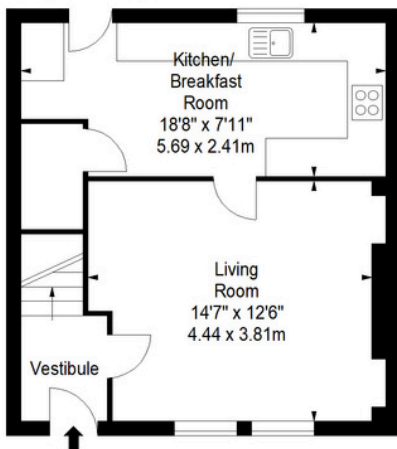




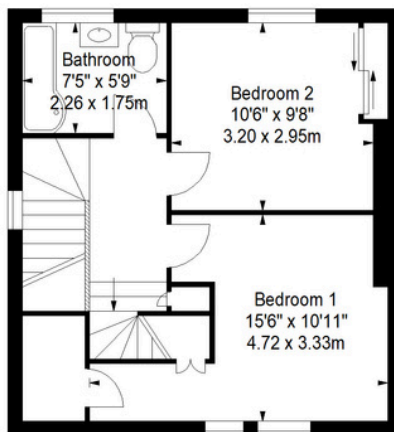
**Boswall Square,
Edinburgh, EH5 2EQ**



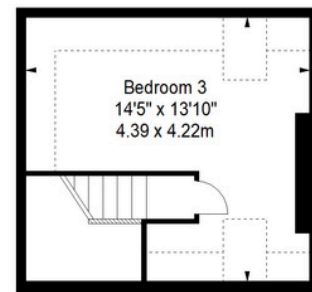
Approx. Gross Internal Area
991 Sq Ft - 92.06 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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