



22 Boswall Drive, Edinburgh, EH5 2DX

Attractive two-bedroom lower villa with private gardens close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

22 Boswall Drive is an attractive and spacious two-bedroom lower villa with private front and rear gardens situated in the popular Boswall area. The location is superb with excellent local amenities within walking distance and is a convenient distance to the city centre & surrounding areas.

Entrance hall with storage cupboard; spacious living room with fireplace; modern fitted kitchen / dining room with wall and base units, integrated appliances and conservatory offering direct access to the west-facing rear garden; two good-sized double bedrooms; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Kitchen / dining room. Two double bedrooms. Bathroom. Conservatory.

Gas central heating. Double glazing. Well-maintained front and rear gardens, mainly laid to lawn with mature borders and patio area. Unrestricted on-street parking.

LOCATION

Boswall lies approximately 2 miles northwest of the city centre, neighbouring popular residential areas of Granton and Trinity. Local shops cater for everyday needs, with a 24 hr ASDA at Newhaven, Lidl and Morrison's supermarket nearby. For more extensive shopping facilities, Craighleith Retail Park and Ocean Terminal shopping complex are a short distance away. The recreational spaces of The Royal Botanic Gardens, Victoria Park and Inverleith Park are within proximity, and there are leisure facilities at David Lloyds at Newhaven, Ainslie Park Leisure centre and Urban Village Hotel. Pleasant walks can be enjoyed along the nearby Wardie Beach and Granton Harbour, the Water of Leith pathways and Silverknowes & Cramond promenade. Catchment schools include Wardie Primary, Trinity Academy, Holy Cross RC Primary and St Thomas of Aquin's RC High, as well as private schooling at the well-regarded Edinburgh Academy, Fettes College and Stewart's Melville. Edinburgh College is also within short distance from the property. The Western General Hospital and Police Scotland at Fettes are within easy reach for those working in these sectors. Regular buses operate to and from the





city centre and surrounding areas with easy access to the nearby A902 Ferry Road providing links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and east towards East Lothian, the countryside, beaches and golf courses and the A1.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

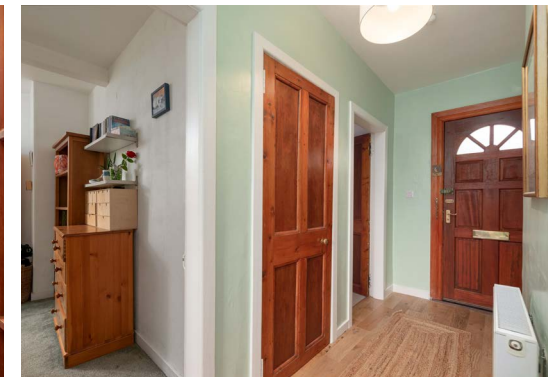
HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **C**

The property has an Energy Rating Category **D**

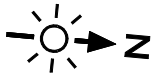
Tenure Freehold



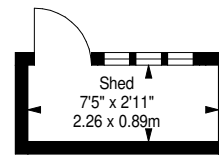
22 Boswall Drive,
Edinburgh,
Midlothian, EH5 2DX



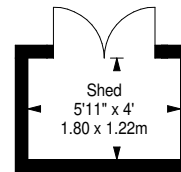
Approx. Gross Internal Area
797 Sq Ft - 74.04 Sq M
Shed
Approx. Gross Internal Area
47 Sq Ft - 4.37 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor



Ground Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.