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Offers Over

£370,000

2 Boswall Gardens

Trinity | Edinburgh | EH5 2BN

A tremendous opportunity has arisen to acquire this rarely available semi-detached three-bedroom villa, quietly positioned within the desirable Trinity district of the City. Close to a host of superb amenities, commuting links and schooling, the property offers excellent potential for the makings of an ideal family home.

-  3 beds
-  1 public
-  1 bathroom
-  Private garden
-  Multi-car driveway
-  EPC Band - E
-  Council Tax Band - D



Description

Internally, the property is offered to market in a move-in condition while briefly comprising of; welcoming entrance hallway, bright and spacious lounge with a front-facing aspect, fully-fitted kitchen with a range of freestanding white goods, tiling in splash areas, under-unit lighting and a large storage cupboard, sun room extension with a dual-aspect outlook, good sized ground floor double bedroom with a front facing aspect, first floor landing with another handy cupboard, first generous double bedroom with fitted wardrobe and room for freestanding furniture, second sizeable double bedroom with spacious over-stairs cupboard and space for different configurations, and a partially-tiled shower room with a double cubicle and heated towel rail.

The large, floored attic space provides excellent storage provisions whilst also offering further development options subject to necessary planning consents.

Further benefits include gas central heating and double glazing throughout with the exception of the sun room.



Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items are available through separate negotiation.

Gardens and Parking

To the front of the property lies a large monoblock driveway with secure off-street parking for multiple vehicles. To the rear, there is a generous private garden with a slabbed patio area, well-kept lawn, two sheds and an array of mature plants and shrubs.

Viewing

By appointment through Neilsons 0131 625 2222.





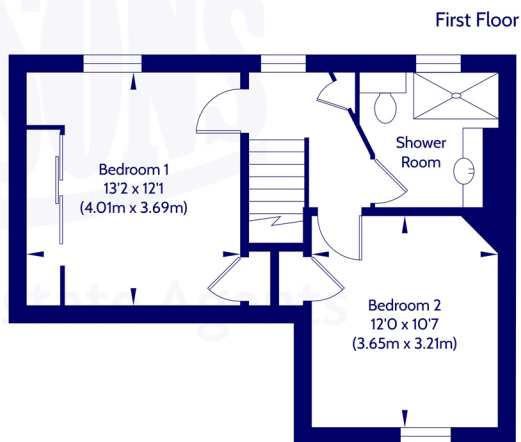
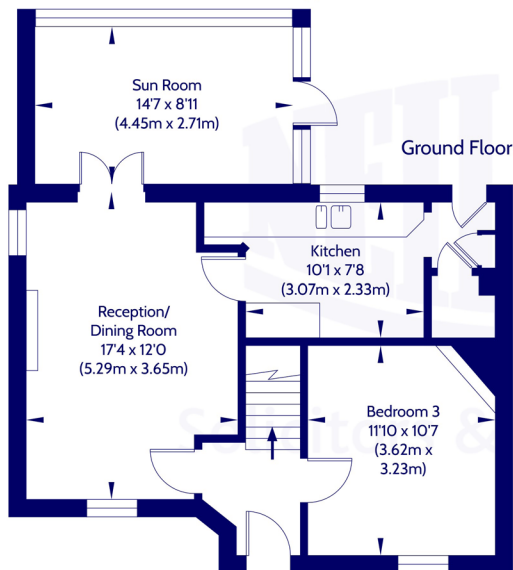
Location

The property is in the highly sought-after Trinity district of Edinburgh, which lies approximately two miles North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity including The Royal Botanical Gardens, Inverleith Park/Pond, St Mark's and Victoria Park, the charming Water of Leith Walkway and scenic walks along the waterfront. Supermarket shopping is well catered for in the area with Morrisons on Ferry Road, Sainsbury's, M&S Food Hall, and Boots at Craighleith Retail Park and Asda at Newhaven. Ocean Terminal retail and leisure complex is a short drive away and offers high street shops, a multiplex cinema, restaurants and cafes in addition to local convenience shops within a two minute walk. Trinity is well served by a frequent bus service and the City Bypass is within comfortable driving distance with links to central Scotland's main arterial roads. Excellent schooling is available within the area from nursery to secondary level.





Approx. Gross Internal Floor Area 98.23 Sq M / 1058 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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