



53 Boswall Terrace, Edinburgh, EH5 2EN

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Well proportioned two bedroom lower villa with private gardens to the front and to the rear with on street parking. The property offers bright and spacious accommodation, an excellent first time buy, small family or investment opportunity. The property is ideally located in the popular Boswall area of Edinburgh close to many local amenities, schooling and swift transport links. The property would now benefit from some upgrading, we would recommend an early viewing.

- Reception hallway with useful understairs storage.
- Front facing living room.
- Kitchen equipped with wall and base units, large storage cupboard.
- Two double bedrooms.
- Bathroom presented as a wet room comprising WC, wash hand basin and walk in shower.
- Gas central heating.
- Double glazing throughout.
- Private gardens to the front and rear.
- On street parking.



Location

Boswall is an established residential area located approximately two miles North of Edinburgh City Centre. There are local shops and a variety of supermarkets including Morrisons, Sainsbury's and Waitrose close at hand to cater for day-to-day needs. Further amenities can be found in the neighbouring areas of Leith and Stockbridge, both of which feature a good choice of cafes, bars, restaurants and independent specialist shops. Boswall Parkway offers easy access to Ainslie Park Leisure Centre, Westwood's Gym, the Royal Botanical Gardens and Edinburgh's fantastic cycle path network with off-street links to many parts of the city. Boswall Parkway itself is well connected to the city centre with regular buses and the City-Bypass is within easy travelling distance.

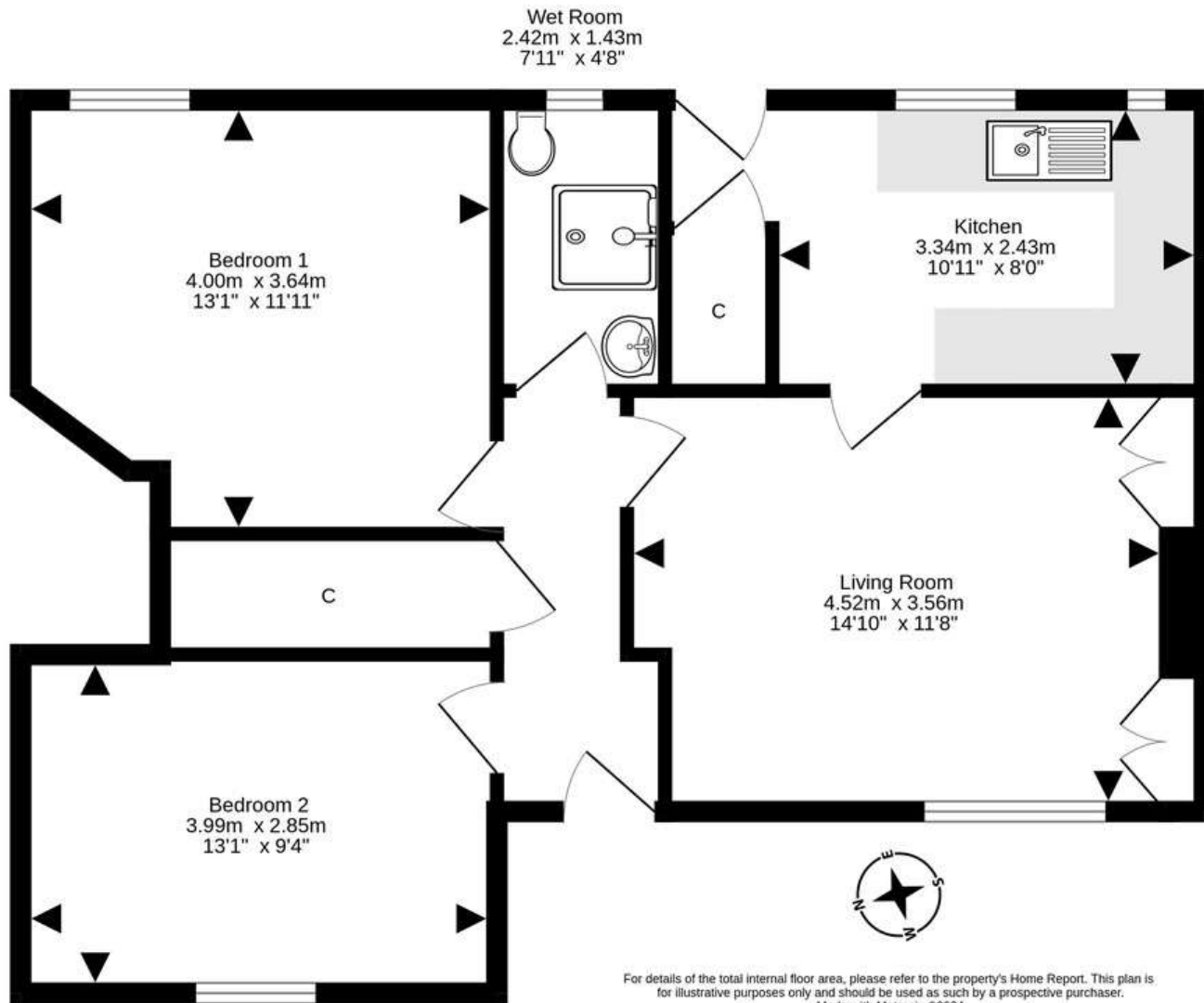
Extras

Included in the sale are the fixtures & fittings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

