





Welcome

Welcome to Boswall Drive, this charming, main door, two bedroom upper villa offers bright, spacious and well-proportioned accommodation, suited to the first time buyer, small family or indeed an investment opportunity. The property further benefits from sizeable and well maintained private gardens to the side of the property and to the rear, unrestricted on street parking available. The property ideally occupies a quiet position conveniently located in the sought-after Trinity area of Edinburgh which lies North of the city centre, close to many local amenities, schooling and excellent transport links. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Bright and spacious living room.
- Breakfasting kitchen.
- Two double bedrooms.
- Bathroom presented as a shower room.
- Gas central heating.
- Double glazing throughout.
- Unrestricted on street parking.
- Beautiful private gardens to the side and to the rear of the property.





Trinity

Lying north of the city centre next to desirable Trinity, the well-established residential area of Boswall is popular with families and professionals alike thanks to its excellent local amenities and close proximity to beautiful green spaces, including Inverleith Park and the Royal Botanic Garden Edinburgh. For day-to-day essentials, Boswall boasts a newsagent, a Post Office, and a Scotmid supermarket, plus a selection of takeaways and eateries, all of which are supplemented by a large Morrison's supermarket. Neighbouring Trinity is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal comprises over 50 high street stores, a 24-hour gym, a cinema complex, and a choice of family restaurants. Residents of Boswall have access to diverse sport and leisure facilities, including Ainslie Park Leisure Centre and David Lloyd at Newhaven. Boswall also offers excellent nursery and state schooling options at both primary and secondary level. Furthermore, the area enjoys fantastic public transport links into the city centre, and offers swift and easy access to the Queensferry Crossing, Edinburgh

Extras


The client is happy to sell the property as seen, with all contents and fittings currently in place included in the sale.



Get in touch

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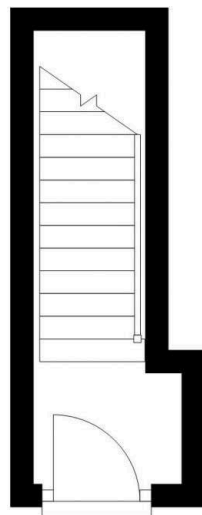
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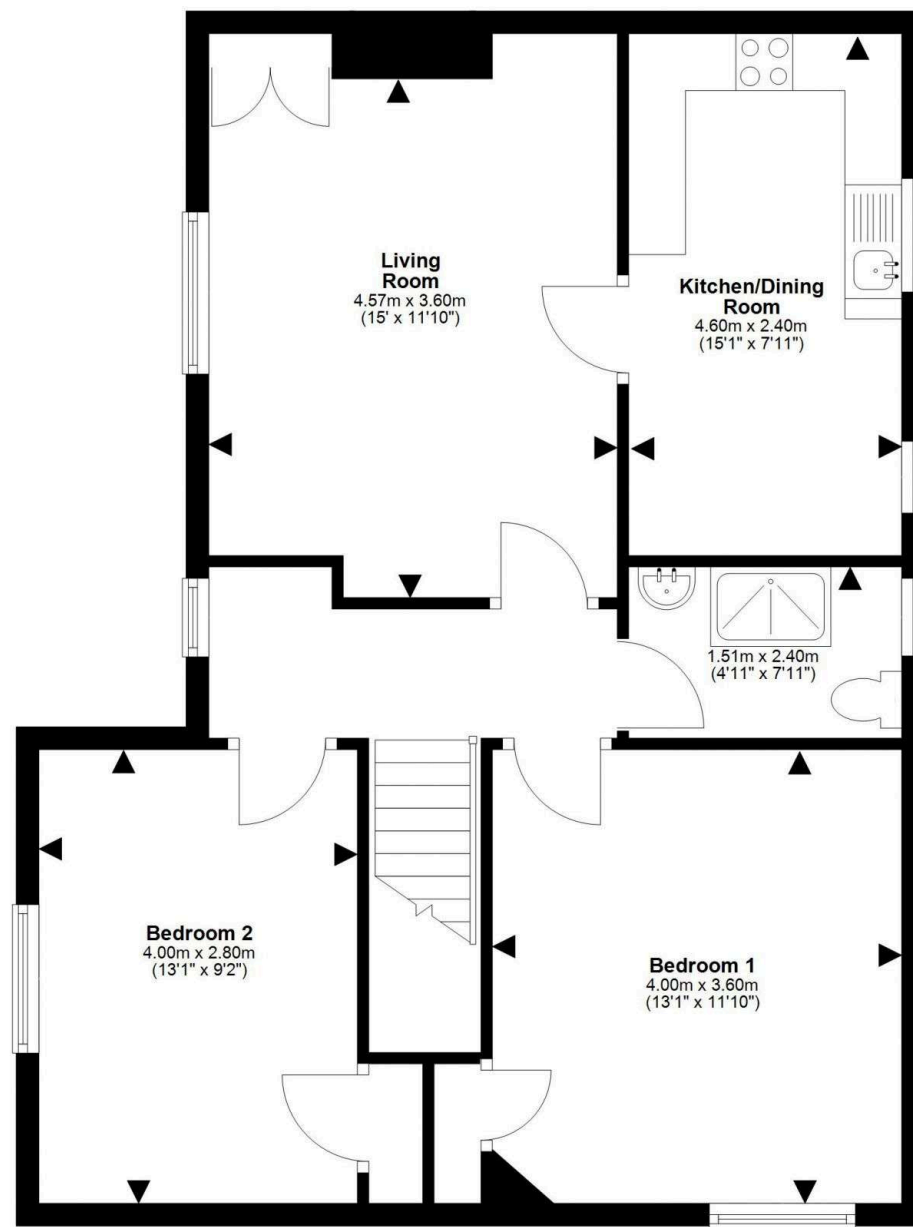


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.