



160 Boswall Parkway, Edinburgh

In Excess of £160,000



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Edinburgh, Edinburgh

Nicole McFarlane & RE/MAX Estates Linlithgow, Charming upper flat with spacious living area, modern kitchen, two bedrooms, front & rear gardens. Ideal for families seeking comfort & outdoor space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Upper Landing

13' 2" x 3' 2" (4.02m x 0.96m)

The upper landing features a side-facing window that provides natural light, along with wood-effect laminate flooring and an electric radiator for added comfort. A wall-mounted telecom system is also in place. The landing offers access to all rooms as well as the attic, and is lit by a central ceiling light.

Lounge

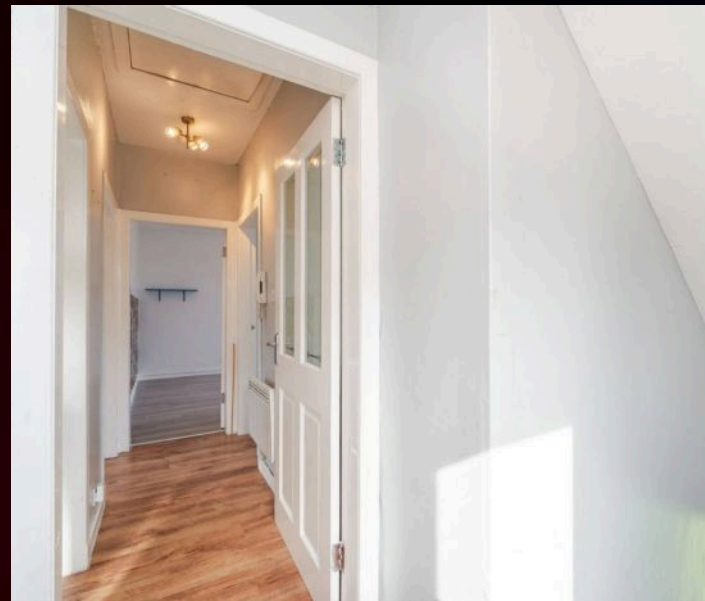
14' 1" x 10' 10" (4.29m x 3.31m)

The lounge is a spacious and bright room, enhanced by a large rear-facing window that allows plenty of natural light to flood in. It features wood-effect laminate flooring, an electric radiator, and a central ceiling light. The room offers direct access to both the kitchen and the main hall, providing a practical and comfortable layout.

Kitchen

8' 5" x 6' 1" (2.57m x 1.85m)

The kitchen is well-appointed with a large rear-facing window that fills the space with natural light. It features wood-effect laminate flooring, a four-ring ceramic hob, electric oven, extractor fan, and a stainless steel sink with drainer and modern mixer tap. A fridge freezer is included, and there is space for a washing machine. The kitchen also benefits from direct access from the lounge for added convenience.





Bedroom One

15' 5" x 11' 0" (4.71m x 3.36m)

Bedroom One is a generously sized, bright room featuring a large front-facing bay window that floods the space with natural light. It boasts wood-effect laminate flooring and offers ample room for a double bed along with additional freestanding furniture. A central ceiling light completes this spacious and inviting bedroom.

Bedroom Two

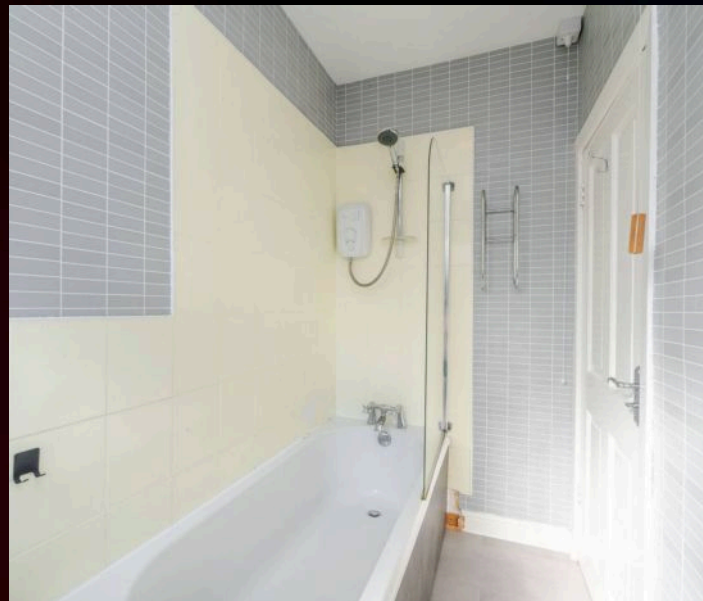
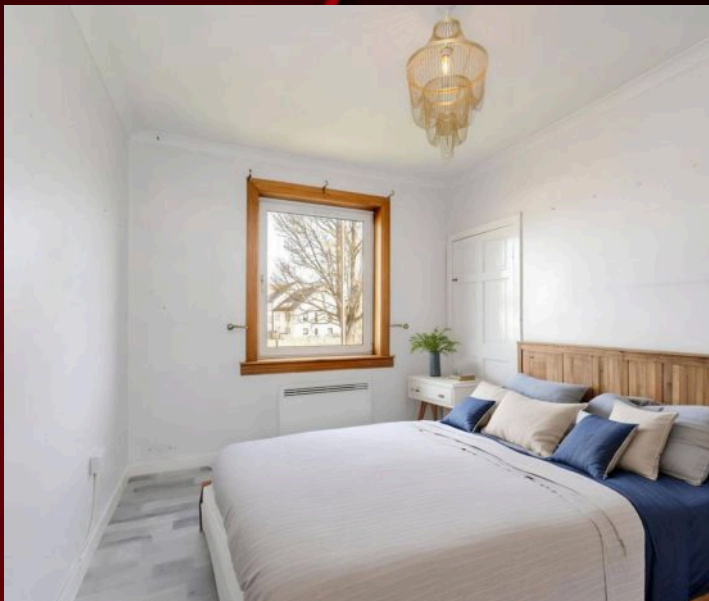
9' 6" x 11' 9" (2.89m x 3.58m)

Bedroom Two is a well-proportioned room featuring a large front-facing window that allows for plenty of natural light. It includes wood-effect laminate flooring, an electric radiator, and ample space for a double bed and freestanding furniture. The room also benefits from a generous built-in storage cupboard and a central ceiling light.

Bathroom

8' 4" x 4' 4" (2.55m x 1.32m)

The bathroom features a mains-fed electric shower over the bath, complemented by splashback tiling for easy maintenance. It includes a ceramic sink with traditional hot and cold taps, a WC, and a frosted window for privacy and natural light. The tile-effect wood laminate flooring adds a modern touch, and a central ceiling light completes the space.



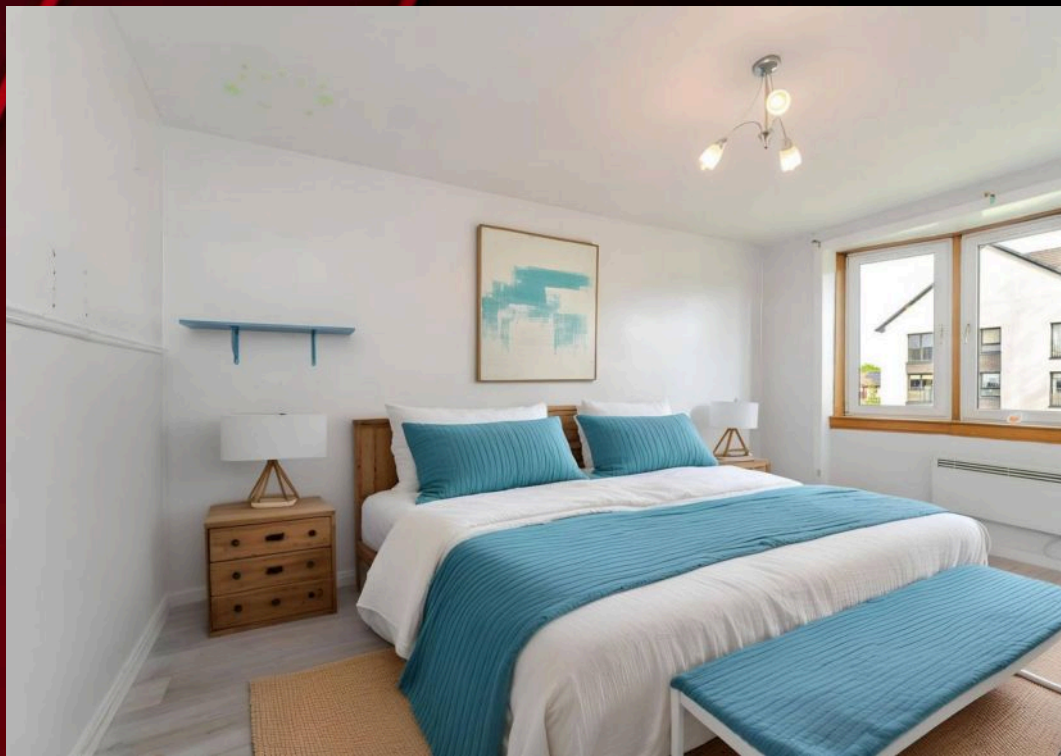


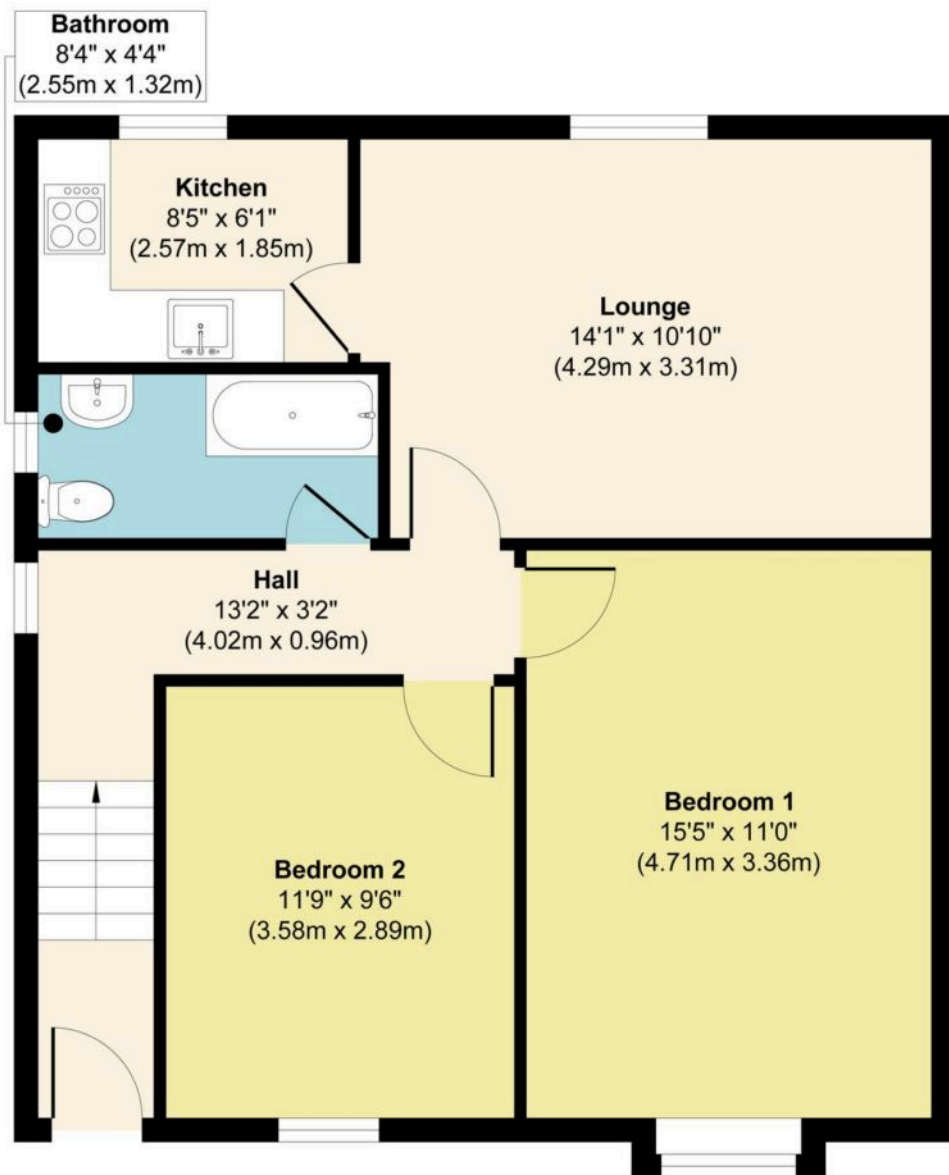
FRONT GARDEN

The front garden is fully enclosed, providing both privacy and security, with a mix of hedging, a single pedestrian gate, and a double gate offering vehicle access. There is potential for up to four cars to be parked comfortably within the space. The garden is predominantly laid to lawn and features paved pathways leading from the gate to the front door, as well as to a side gate that provides easy access to the rear garden.

REAR GARDEN

Access to the rear garden is provided through a side gate, opening onto a paved path that leads to a handy garden shed for extra storage. A shared area is available for hanging laundry. The fully enclosed garden features a lush lawn and a stylish decked area, perfect for outdoor dining or unwinding in the sun. A delightful wooden play area adds a fun, family-friendly touch, making this garden a truly versatile space for all ages.



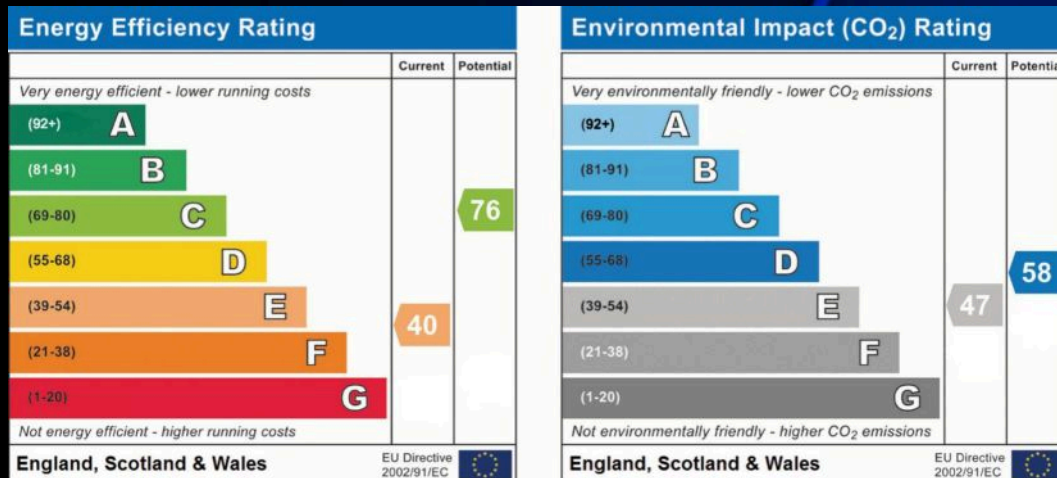


Floor Plan

Approx. Gross Internal Floor Area 651 sq. ft / 60.53 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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