



Boswall

54/5 Boswall Terrace
EH5 2EW



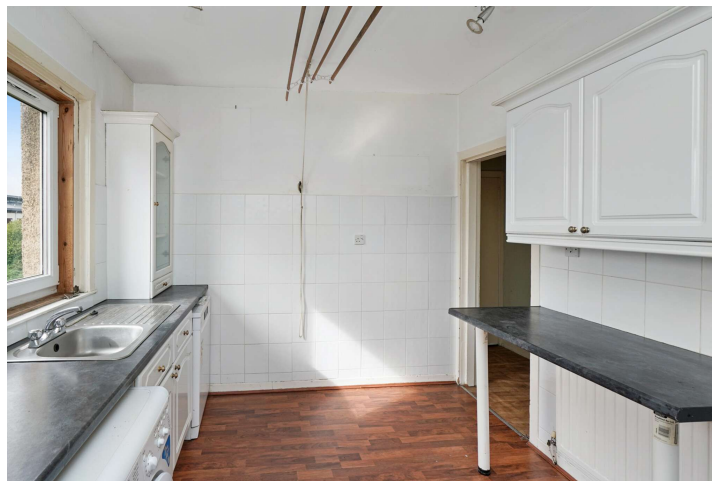
Top/ second floor flat

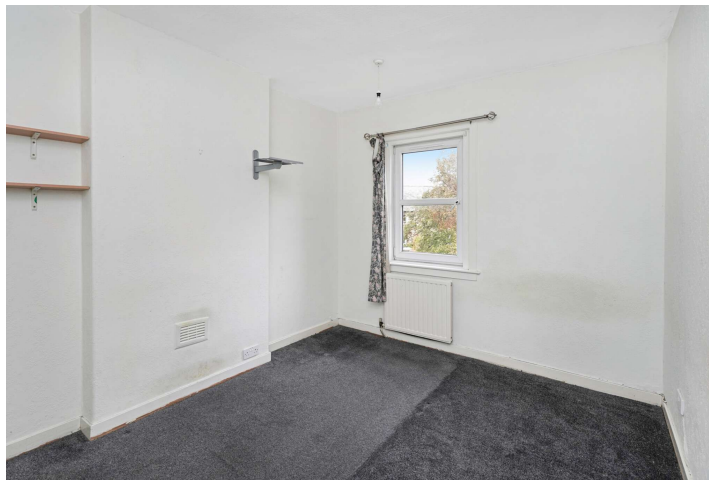
OFFERS OVER £175,000

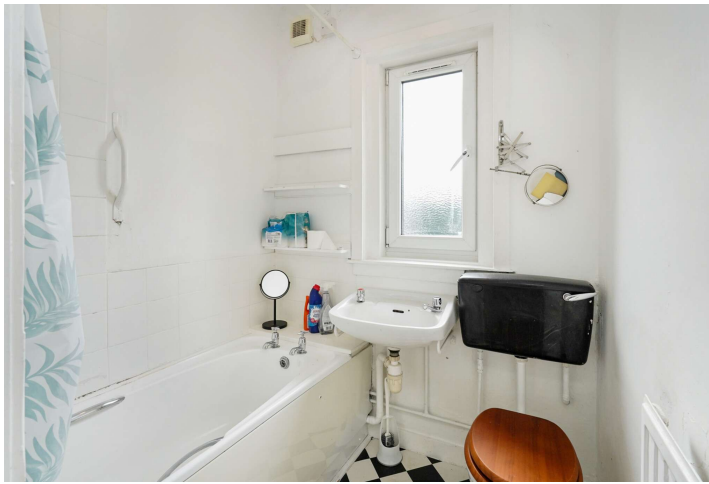
- Hallway
- Living room
- Kitchen/ breakfast room
- 2 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- On street parking
- Shared rear drying green
- Some upgrading required

Viewing - by appointment call
Beveridge & Kellas on 0131 554
6321



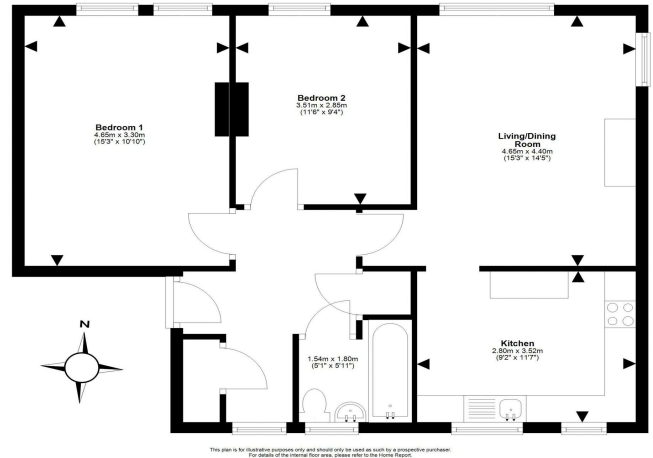






Boswall is an established residential area located North of Edinburgh City Centre. There are a variety of supermarkets close at hand to cater for day-to-day needs. Further amenities can be found in the neighbouring areas of Leith, The Shore and Stockbridge, of which feature a good choice of cafes, bars, restaurants and independent specialist shops. Craigleith Retail Park is also within easy reason offering a Supermarket and some High Street stores. There is also easy access to Ainslie Park Leisure Centre, Westwood's Gym, the Royal Botanical Gardens and cycle path.

Situated on the top (second) floor flat the property opens to a roomy hallway with window to the rear allowing natural daylight and two store cupboards (one shelved walk-in). To the front the living room offers double windows to the front with a leafy outlook and an additional window to the side, store cupboard, fireplace with slimline electric fire. The kitchen/ breakfast room is off the living room and to the rear with wall and base units and fitted breakfasting area. The appliances include a gas hob, oven, integrated fridge and freezer, additional free-standing freezer, automatic washing machine and dishwasher. The two bedrooms are both to the front both offering a leafy outlook and the bathroom with 3-piece white suite and Triton shower is to the rear.



The property benefits from gas central heating (new boiler December 2022), double glazed windows and access to a shared rear drying green and on street parking.

EXTRAS

All aforementioned white goods (no warranties to be given).

OFFERS

Offers Over £175,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc