



54/1 Boswall Terrace
TRINITY | EDINBURGH | EH5 2EW


warners
solicitors & estate agents



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Superbly presented two bed ground floor flat with well screened private front garden and a pleasant leafy outlook from a quiet, off-road position. Ideal as a starter home or investment purchase, the property is convenient for access to the fashionable Shore and Stockbridge shops and eateries, and also Edinburgh's scenic waterfront.

Viewing is essential to appreciate the great features of this flat. The three main rooms all face to front, looking out across the private garden and beyond to a small enclosed park with mature trees. French doors from the living/dining room lead directly out onto a deck within the private garden, which has a lawn and hedging providing good privacy. Additional accommodation includes a kitchen with ample fitted storage space, a handy utility room, two double sized bedrooms, shower-room nicely finished off with neutral tone tiling and an electric shower, and entrance hall giving access to two storage cupboards.

- Tucked away off-road position
- Living room with space for a dining room table with French doors to deck
- Fitted kitchen
- Utility
- Two double sized bedrooms
- Fully tiled shower-room with electric shower
- Hallway with two store cupboards and striped doors
- Gas central heating
- Double glazing
- Private front garden
- Shared grounds to rear
- Unrestricted on-street parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

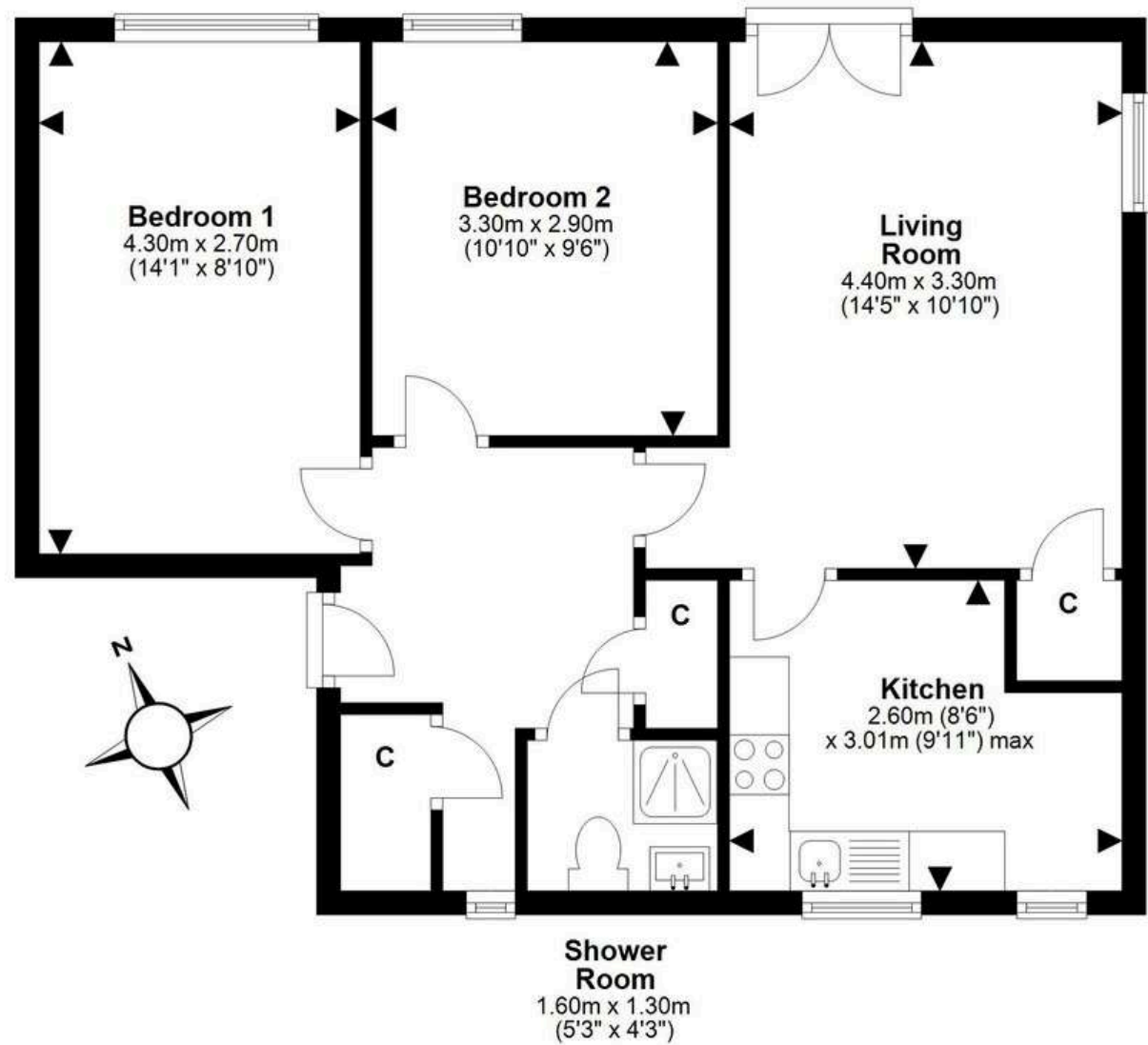


All integrated kitchen appliances, fridge freezer, both wardrobes with mirrors, white desk, black office chair, fixed bookcase, curtains in living room and washing machine are included in the sale

EPC Rating C

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the Ocean Terminal retail and leisure complex which provides a multi-screen cinema and Pure Gym whilst a 24 hour Asda supermarket is within neighbouring Newhaven. For the commuter there is an efficient public transport network including a tramline connecting Newhaven to the city and to Edinburgh International Airport. An efficient public transport network is on hand, with 24-hour buses available.





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 buyer.