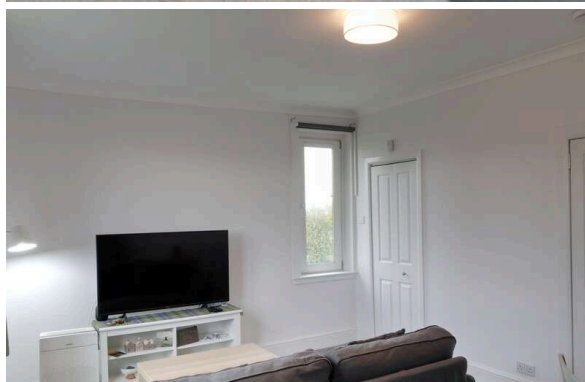




BOSWALL LOAN

37/5 Boswall Loan
BOSWALL | EDINBURGH | EH5 1BH


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37/5 Boswall Loan

BOSWALL | EDINBURGH | EH5 1BH

Set on a quiet street moments from the harbour, vast open green spaces and quick transport links is this immaculately presented and fully refurbished top floor apartment. Bosting a garden, free on street parking, gas central heating and double glazing this property has been fully restored with new kitchen and bathroom to a high standard and would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, a bright dual aspect lounge with generous dining space, a contemporary new luxury kitchen with attractive units, two spacious double bedrooms and the flat is completed by an exquisite new bathroom with shower over bath.

- Completely refurbished top floor apartment
- Quiet setting close to excellent amenities
- Welcoming hallway
- Bright dual aspect lounge
- New stylish kitchen
- Two double bedrooms
- New luxury bathroom
- Private and communal garden grounds
- Private garden with double gate and dropped kerb has potential for a driveway.
- Gas central heating
- Double glazing

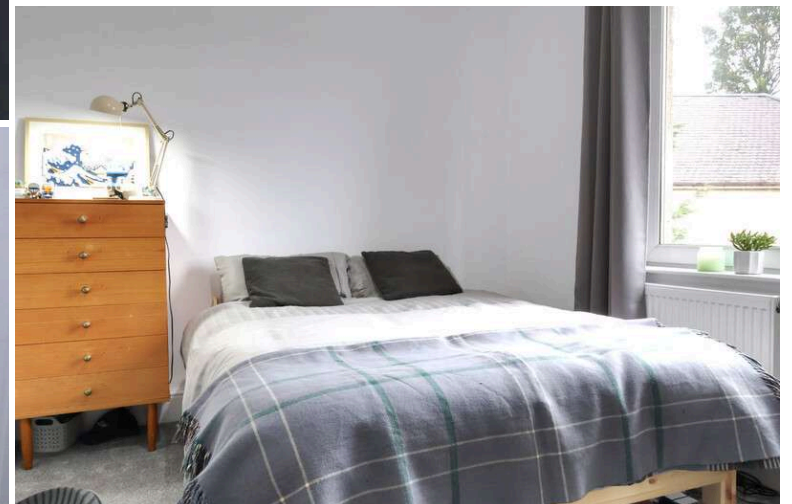
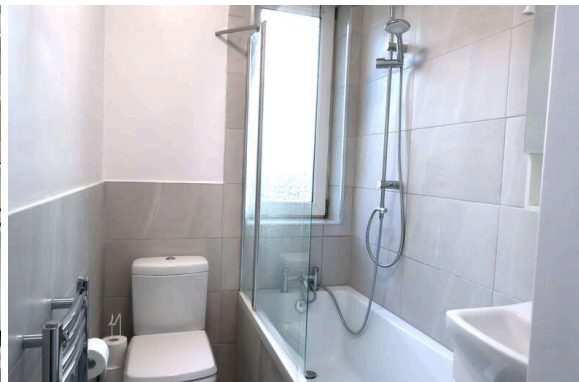
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

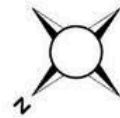


The Boswall area of Edinburgh lies to the north of the City Centre. Excellent amenities nearby include several superstores plus the Ocean Terminal shopping and cinema complex and the highly regarded recreational facilities including the David Lloyd and Ainslie Park Leisure centres. Stockbridge and the Royal Botanic gardens are conveniently close. There are regular bus services to and from the City Centre and surrounding areas and a well used and maintained off-road cycle path and walkway nearby. There are superb local schools within easy reach from nursery to high schools and college campuses. Edinburgh City Bypass and the main motorway networks are also within easy reach and there is good road access to the Forth Road Bridge, M8 and Edinburgh International Airport.

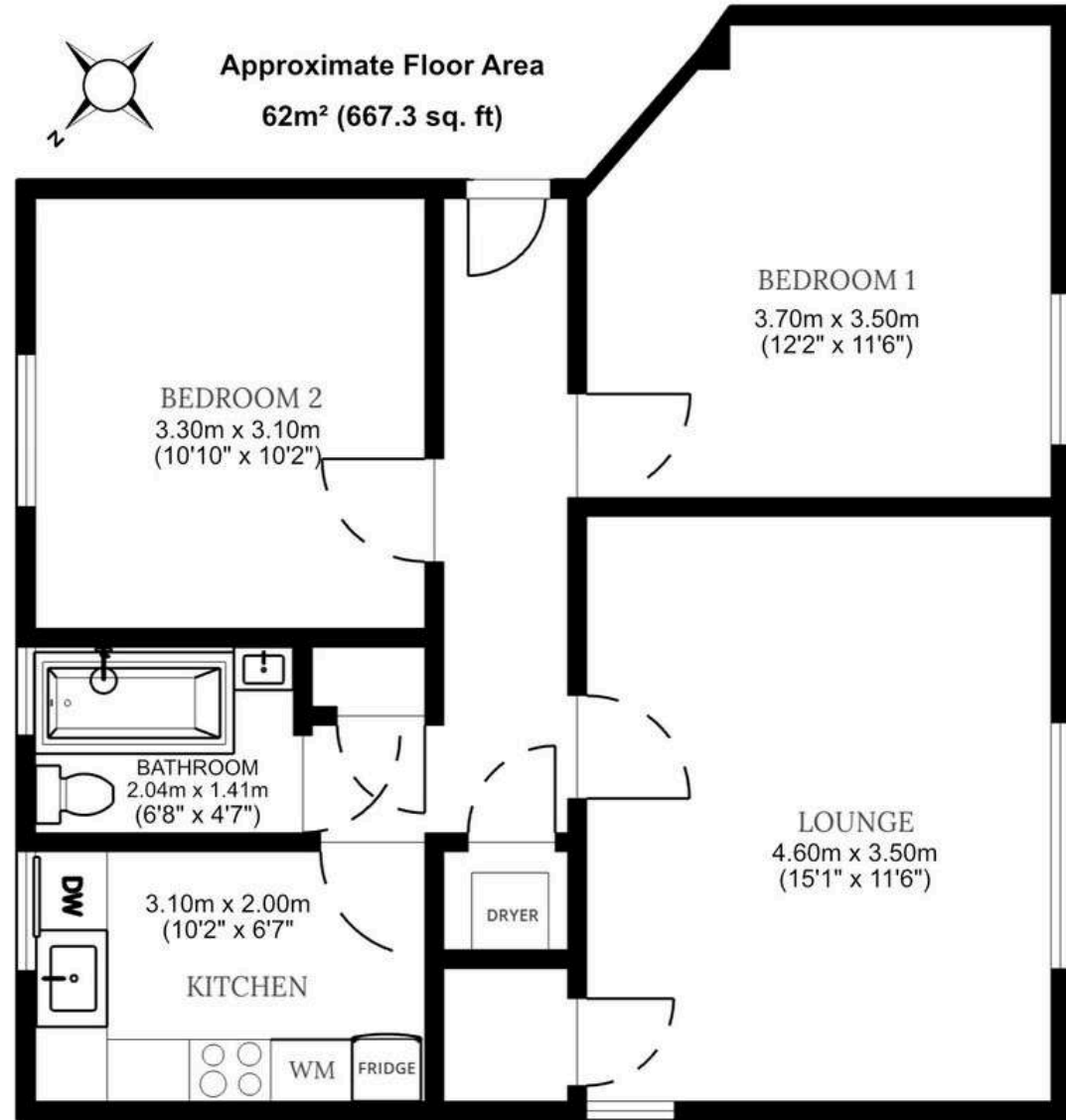
EPC C, Council tax band B. There is no factoring cost for this property

Extras included in this sale are all curtains, washing machine, dryer, dishwasher, fridge and shed. Other items may also be available with separate negotiation.





Approximate Floor Area
62m² (667.3 sq. ft)



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