



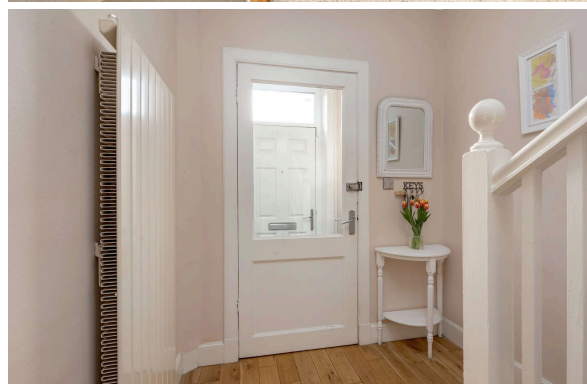
29 Boswall Drive, Trinity  
TRINITY | EDINBURGH | EH5 2DU

  
**warners**  
solicitors & estate agents









## 29 Boswall Drive

TRINITY | EDINBURGH | EH5 2DU

Viewing is essential to appreciate the stylish and spacious accommodation of this most appealing traditional semi detached villa, occupying a prime, south-west facing corner position set back from the road in this sought after residential area.

This is a lovely family home boasting a light and airy interior beautifully finished off with contemporary style fittings and on-trend decor. For relaxation you can choose the cosy bay windowed living room featuring fixed window shutters, sanded flooring and white mantelpiece with horseshoe insert, or the more relaxed hub of the home, the large kitchen/dining/family room with built-in seating. The kitchen area is smartly fitted out with a good range of storage units, plenty of worktop space and a handy island unit/breakfast bar. It comes fully equipped with a range of appliances, including a free standing American style fridge/freezer. From this room, there's direct access out into a exceptionally well screened garden with a seated patio area.

Upstairs you'll find two double bedrooms, one with a charming tiled mantelpiece and the other with built-in wardrobe space, a further single bedroom, and the family bathroom with a modern white suite, over-bath electric shower and eye-catching tiling. From the upper landing a timber staircase accesses a useful floored and carpeted attic room with velux window and eaves storage space. To the front of the property is a private grassed garden flanked by a monobloc driveway accessing the garage with power and light.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.







- Bay window living room with feature fireplace
- Fully equipped kitchen, including integrated dishwasher and washer/dryer, open to dining/family room with French doors
- Three bedrooms
- Attic room
- Modern bathroom with electric shower
- Entrance vestibule and hallway
- Gas central heating
- Double glazing
- Private gardens front and rear
- Garage and driveway with electric charging point
- Google Nest Home System in place

All blinds, light fittings and all kitchen appliances will be included in the sale.

EPC Rating D and Council Tax Band E.





The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre and within walking distance of both the Old Railway Path and Water of Leith. The area is well served by an excellent range of local amenities, including shops, schooling at all levels and a wide choice of leisure and recreational facilities including Inverleith Park, Botanical Gardens and Stockbridge area. The city centre is also easily accessible with good bus routes and offers a wider range of amenities. Living at 29 Boswall Drive places you just a short distance from Edinburgh's breathtaking beaches, offering the perfect blend of city living and coastal charm. Within a short drive, you'll find the serene shores of Wardie and Cramond Beach, known for scenic views and peaceful walking paths along the estuary. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.









**Boswall Drive,  
Edinburgh,  
Midlothian, EH5 2DU**



Approx. Gross Internal Area  
1078 Sq Ft - 100.15 Sq M

Attic  
Approx. Gross Internal Area  
156 Sq Ft - 14.49 Sq M

Garage  
Approx. Gross Internal Area  
168 Sq Ft - 15.61 Sq M  
For identification only. Not to scale.  
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