

COULTERS[©]



7 BOSWALL QUADRANT

BOSWALL, EDINBURGH, EH5 2EH

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Occupying a quiet position within a popular residential area, this well-presented two-bedroom upper villa offers generous accommodation, private main door entry, and fantastic outdoor space. Thoughtfully maintained throughout, the home is ideal for first-time buyers, couples or downsizers seeking comfortable and easily managed living.

The property features a bright and welcoming living room, a modern kitchen with a dedicated dining area and ample worktop space, and two generous double bedrooms, both offering excellent proportions. A bathroom with three-piece suite and over bath shower completes the interior. A substantial loft provides excellent potential for conversion and the current owners have received a building warrant and Certificate of Lawfulness for adding a further two bedrooms and shower room. Further information is available via the Edinburgh Council planning portal using the reference 24/00936/CLP.

KEY FEATURES



Upper villa flat on quiet street.



Two generous double bedrooms.



Private gardens to the rear.



Unrestricted on-street parking.



Short stroll to Wardie Bay and Newhaven.



Excellent range of amenities nearby.



EPC Rating - C



Council Tax Band - C



Externally, the fully enclosed rear garden is particularly appealing, with a lawn, paved seating area, drying line, garden store, and shed.

Heating and hot water is provided by gas central heating and double glazing is fitted throughout.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available via separate negotiation.



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THE LOCAL AREA

Lying north of the city centre next to desirable Trinity, the well-established residential area of Boswall is popular with families and professionals alike thanks to its excellent local amenities and close proximity to beautiful green spaces, including Inverleith Park and the Royal Botanic Garden Edinburgh. For day-to-day essentials, Boswall boasts a newsagent, a Post Office, and a Scotmid supermarket, plus a selection of takeaways and eateries, all of which are supplemented by a large Morrison's supermarket. Neighbouring Trinity is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal comprises over 50 high street stores, a 24-hour gym, a cinema complex, and a choice of family restaurants. Residents of Boswall have access to diverse sport and leisure facilities, including Ainslie Park Leisure Centre and David Lloyd at Newhaven. Boswall also offers excellent nursery and state schooling options at both primary and secondary level. Furthermore, the area enjoys fantastic public transport links into the city centre, and offers swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network.

HOME REPORT VALUATION: £210,000



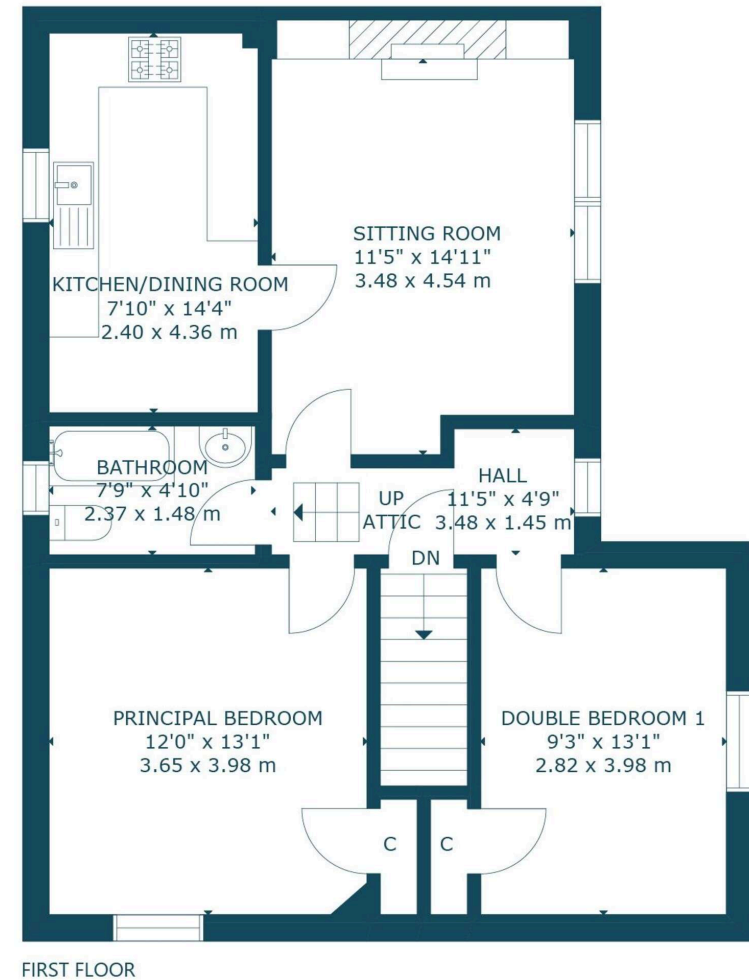
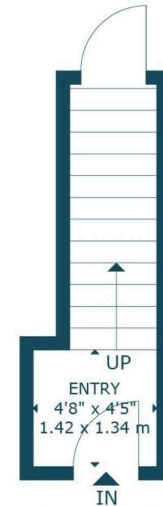
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 790 SQ FT / 73 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.