

38 Boswall Road, Trinity, Edinburgh, EH5 3RN



Description

A rare opportunity has arisen to acquire a unique, individually designed detached family villa of immense appeal quietly situated in one of the capital's most desirable areas. Set within mature gardens this impressive property offers well-presented and particularly versatile accommodation catering perfectly to modern family living and boasts an enclosed south-facing rear garden, offering an ideal space for relaxation and outside entertaining.

Features

- Unique detached home, offering flexible family living
- Sought-after location with easy access to a variety of amenities and reputable schooling
- Two reception rooms, and three double bedrooms, two with fitted wardrobes
- Well equipped kitchen open to dining falling naturally into two defined areas
- Bathroom featuring a stylish 3-piece white suite with shower over the bath
- Gas central heating and double glazing
- Easy-care garden with leafy aspect beyond offering seclusion and privacy and features lawn and timber sun deck
- Driveway leading to a single garage

Extras

All fitted floor coverings, light fittings with the exception of the living room, oven, hob, hood, and dishwasher are included.

EPC Rating: D

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigmile Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city as well as the newly opened tram link offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/ M9 motorway network are easily accessible for those going further.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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