



52/5 Boswall Avenue
Boswall, EH5 2EB

deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Garden Grounds
- Free On-Street Parking
- EPC Rating - C



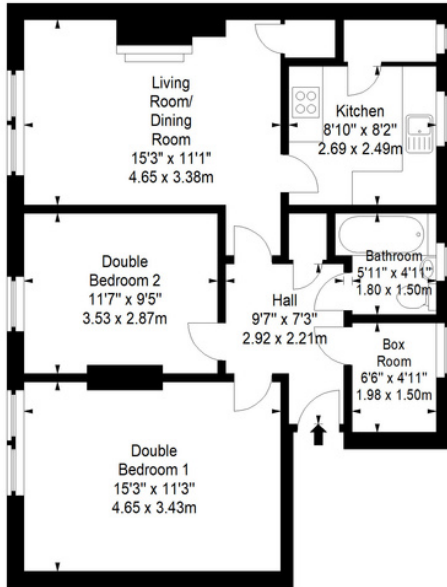
Quietly positioned within a residential area, this lovely, light and airy 2nd (top) floor flat is situated within the sought after area of Boswall to the North of the City. The property is close to a variety of amenities with Inverleith within easy reach with its many bars, cafes and the Botanic Gardens. Further specialised shopping can be found at nearby Craighleith Retail Park and the Western General Hospital is a short drive away. The accommodation would make an ideal first purchase and comprises; welcoming entrance hallway with useful box room off, attractive lounge/dining room, modern fitted kitchen, two good sized double bedrooms and bathroom with white suite and shower over. There are well maintained communal garden grounds and free-on street parking is available. Further benefits include gas central heating and double glazing. Included in the sale are the: fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, tumble dryer, fridge-freezer and light shades. All appliances are sold as seen with no warranty provided.



Boswall Avenue,
Edinburgh,
Midlothian, EH5 2EB



Approx. Gross Internal Area
724 Sq Ft - 67.26 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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