



Boswall

60/3 Boswall Terrace
EH5 2EW



First Floor Flat - Buzzer 3

OFFERS OVER £165,000

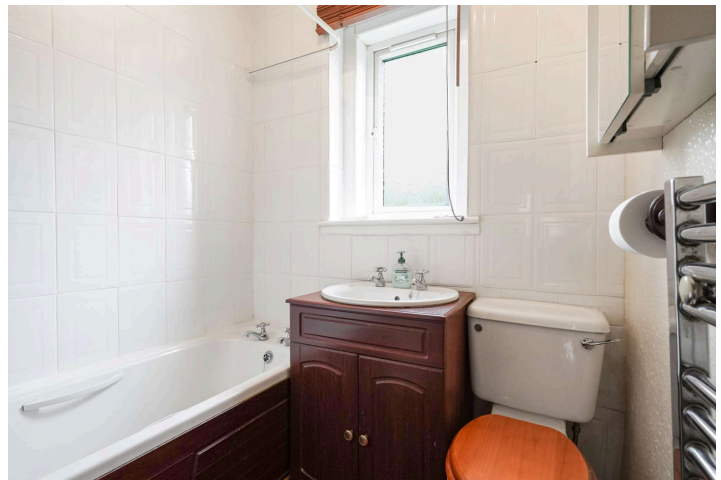
- Hallway with storage
- Spacious living room
- Kitchen
- 2 double bedrooms
- Bathroom

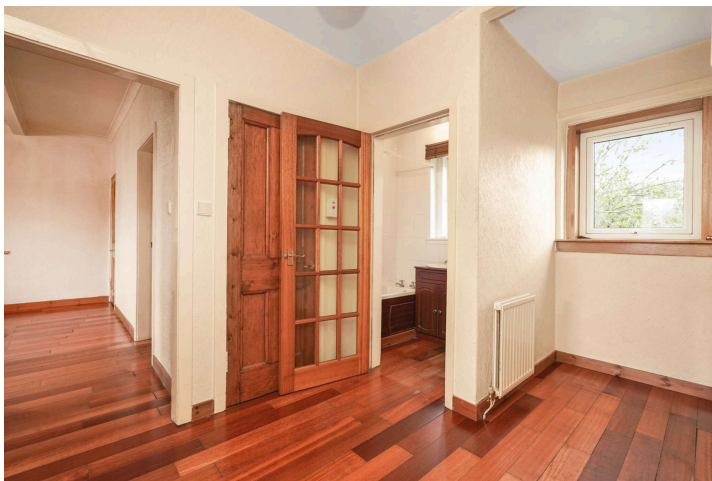
- Double glazing
- Gas central heating
- Unrestricted on street parking
- Communal gardens
- Private side gardens
- Ideal first time purchase or investment property



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



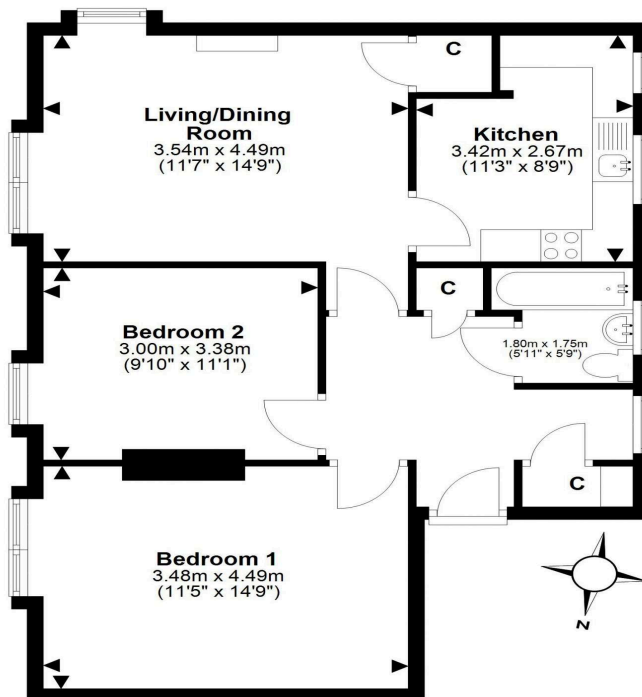




This 2 bedroomed flat is located in the residential area of Boswall located North of Edinburgh City Centre. There are a variety of supermarkets close at hand to cater for day-to-day needs. Further amenities can be found in the neighbouring areas of Leith, The Shore and Stockbridge, of which feature a good choice of cafes, bars, restaurants and independent specialist shops. Craigmile Retail Park is also within easy reason offering a Supermarket and some High Street stores. There is also easy access to Ainslie Park Leisure Centre, Westwood's Gym, the Royal Botanical Gardens and cycle path.

Accessed via a secure shared stair, the property opens to a hallway with an entry phone handset, 2 handy built in storage cupboards, and much of the flat off. The living room is situated to the front and features a dual aspect, gas powered fire within a surround, a built-in cupboard (housing the boiler), and the kitchen off. The kitchen is rear facing and has base and wall units, sink, and an integrated oven with a gas hob. A double bedroom can be found to the front of the property with twin windows. A second double bedroom can also be found to the front of the flat. Completing the accommodation is a rear facing family bathroom with partially tiled walls and comprising of a W.C, wash hand basin, and a bath with an overhead electric powered shower unit.

The property benefits from double glazing, gas central heating, a private side garden, a well maintained communal rear gardens, and unrestricted on street parking in the surrounding area.



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

EXTRAS

To be sold as seen including any white goods, curtains, blinds, light fitting, floor covering and garden sheds. (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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