



74 Boswall Parkway, Edinburgh, EH5 2BX



Welcome

Welcome to Boswall Parkway, situated within the established residential area, this two-bedroom upper villa offers bright and spacious accommodation, a private rear garden, and unrestricted on-street parking, making it an excellent opportunity for a wide range of buyers. Boswall Parkway enjoys a convenient location approximately two miles north of Edinburgh city centre, with excellent public transport links and easy access to the City Bypass, Edinburgh Airport, and surrounding areas. Local amenities include supermarkets, shops, leisure facilities, schools, and attractive green spaces, all within easy reach. Residents also benefit from nearby cycle paths and regular bus services connecting to the city centre and waterfront districts.

- Reception hallway
- Living room
- Fitted kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private garden to the rear and with shared drying green
- On street parking available





Boswall

Boswall Parkway is a well-established residential address in north Edinburgh, situated within the popular Boswall and Trinity area. The location offers an excellent balance of community living and city convenience, with a range of local shops, schools, parks, and everyday amenities within easy reach. Residents benefit from excellent public transport links to Edinburgh city centre, Leith, and the wider city, while nearby green spaces and coastal walks around Granton and Newhaven provide attractive opportunities for outdoor recreation.

The area has a strong sense of community and a diverse housing stock, making it popular with families, professionals, and first-time buyers alike. Boswall Parkway also enjoys convenient access to major road networks, Edinburgh's waterfront regeneration areas, and a variety of leisure and retail destinations, creating a well-connected and desirable place to live.

Extras

The fitted floor coverings are included.

Get in touch

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Property Hub:

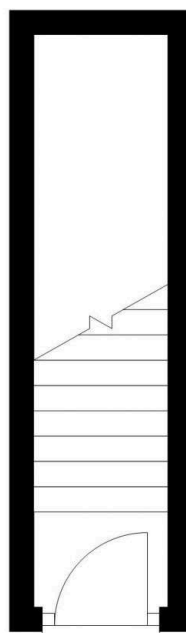
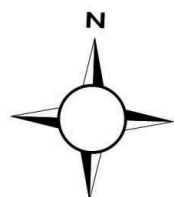
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

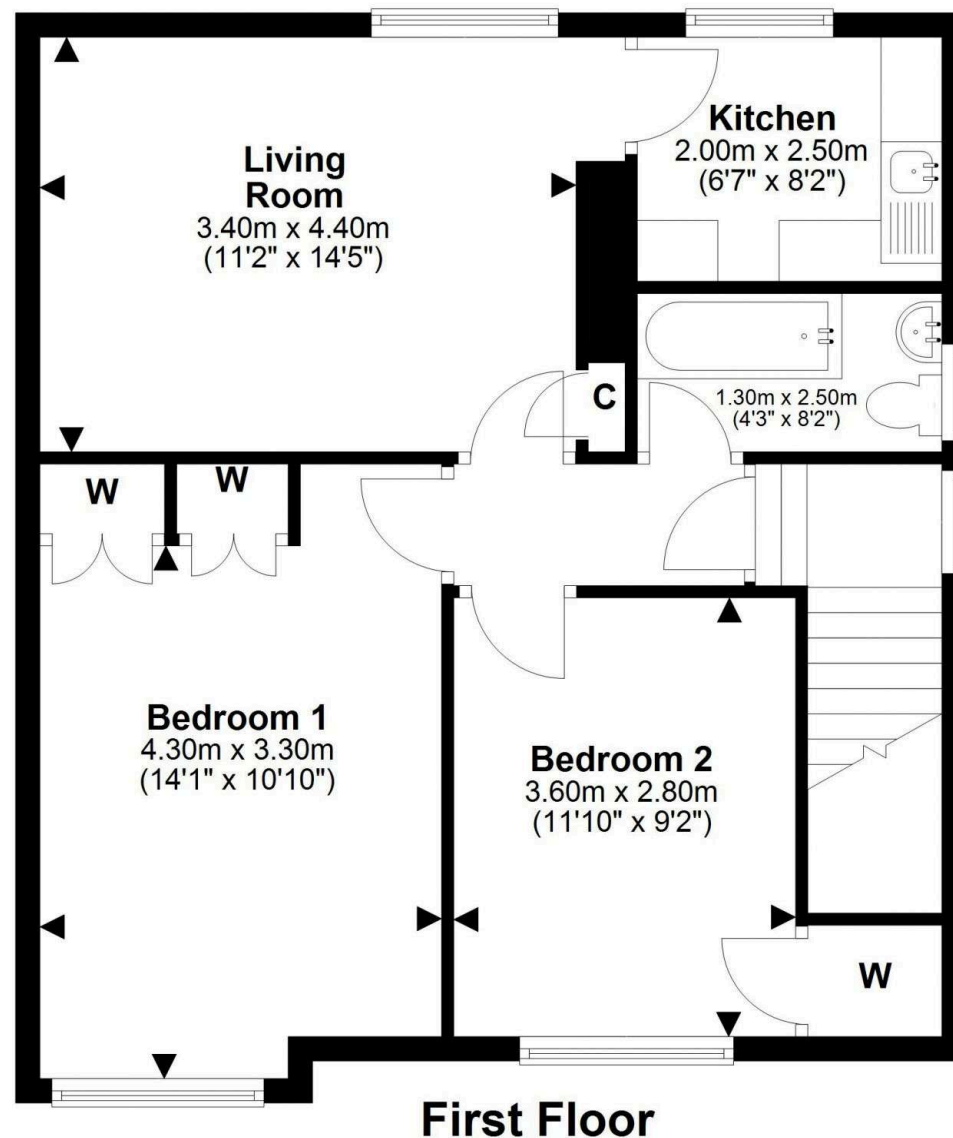
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



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.