



14 Boswall Gardens
BOSWALL | EDINBURGH | EH5 2BN


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Beautifully presented, three bedroom, end terraced villa tucked away in a quiet cul-de-sac in the heart of highly desirable Boswall, offering spacious modern interiors, gated driveway and two private gardens, the rear of which comes with generous outbuildings for storage. This lovely family home comprises of a welcoming reception hallway, west-facing living room with feature fireplace, living flame gas fire, and bespoke shelving, sleek breakfasting kitchen fitted with floor and wall units, under-cabinet lighting with integrated, and space for, appliances. Completing the ground-floor accommodation is a contemporary bathroom with deep bath, separate shower cubicle with dual headed mains shower, and vanity sink unit.

Upstairs are three double bedrooms - the principal bedroom is a generous double that benefits from a full wall fitted with wardrobes and the second bedroom also benefits from fitted storage. The property further benefits from gas central heating, double glazing and Ramsay ladder access to a large fully-floored attic with electricity, and externally, a large patio, manicured lawn, timber-decked bay, generous outbuildings with electricity and lighting, and a gated driveway.

- Beautifully presented and spacious end terraced villa
- Welcoming reception hallway
- Bright living room with picture window
- Sleek breakfasting kitchen
- Generous principal bedroom with fabulous fitted wardrobes
- Two further bedrooms, one with fitted storage
- Generous bathroom with separate shower cubicle
- Gas central heating and double glazing
- Fully enclosed rear gardens with patio, decking and lawn
- Generous, flexible outbuildings
- Gated driveway

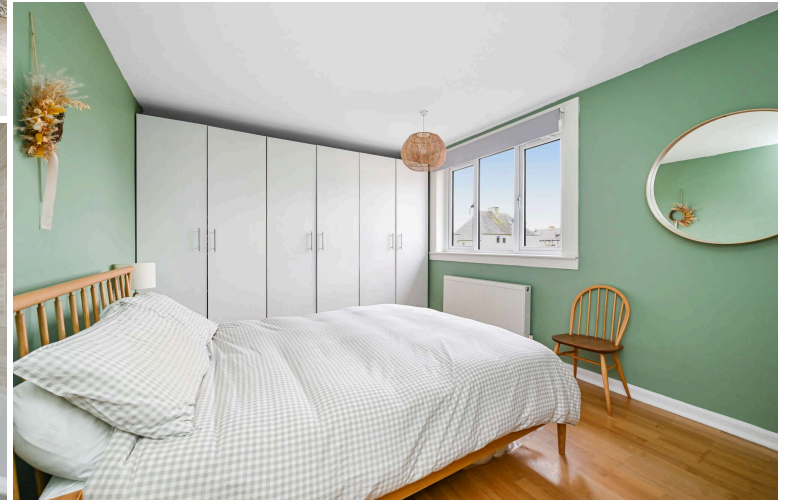
Energy Rating C, Council Tax Band D.

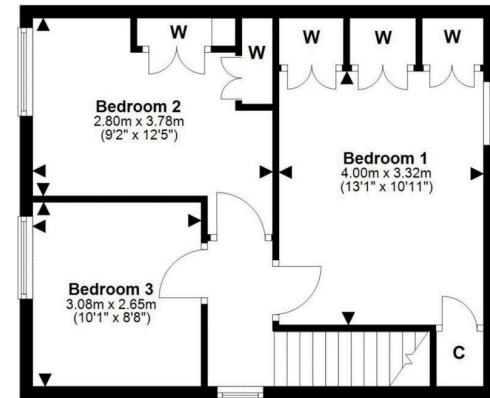
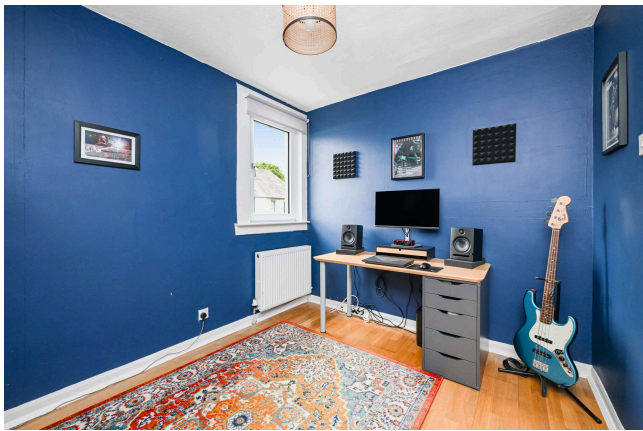
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



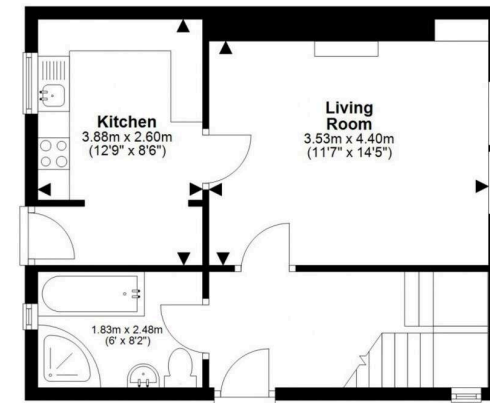
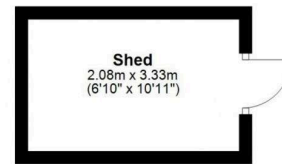
Extras: Fixtures and fittings, all blinds, washing machine, dishwasher and integrated kitchen appliances are included in the sale.

The Boswall area of Edinburgh lies to the north of the City Centre. Excellent amenities nearby include several superstores plus the Ocean Terminal shopping and cinema complex, schooling from nursery to secondary levels, and numerous sporting and recreational facilities including the David Lloyd and Ainslie Park Leisure centres. There are regular bus services to and from the City Centre and surrounding areas and a well-used and maintained off-road cycle path and walkway nearby. Edinburgh City Bypass and the main motorway networks are also within easy reach and there is good road access to the Forth Road Bridge, M8 and Edinburgh International Airport

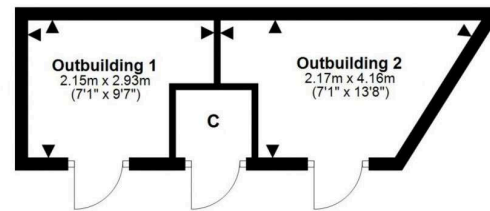




First Floor



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.