





Welcome

Welcome to Boswall Gardens, an excellent opportunity to acquire a beautifully presented three-bedroom extended semi-detached property forming part of a quiet cul-de-sac, ideally situated within the highly regarded Boswall and Trinity area of Edinburgh. Offering stylish, modern accommodation combined with excellent private outdoor space, the property has been thoughtfully extended and is presented in excellent order throughout. The accommodation provides a superb balance of contemporary living space and practical family accommodation, making this an ideal home for a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality, space and excellent location this outstanding home has to offer.

Features

- Entrance hallway
- Living room front facing
- Fully equipped kitchenDining/family room with direct access to the rear garden
- Three bedrooms, two with en-suite shower rooms
- Family bathroom comprising WC, wash hand basin and bath with shower over
- Double glazing
- Gas central heating
- Private enclosed rear garden
- Multi vehicle drive to the front, Further on street parking available

- Add bullet points here.







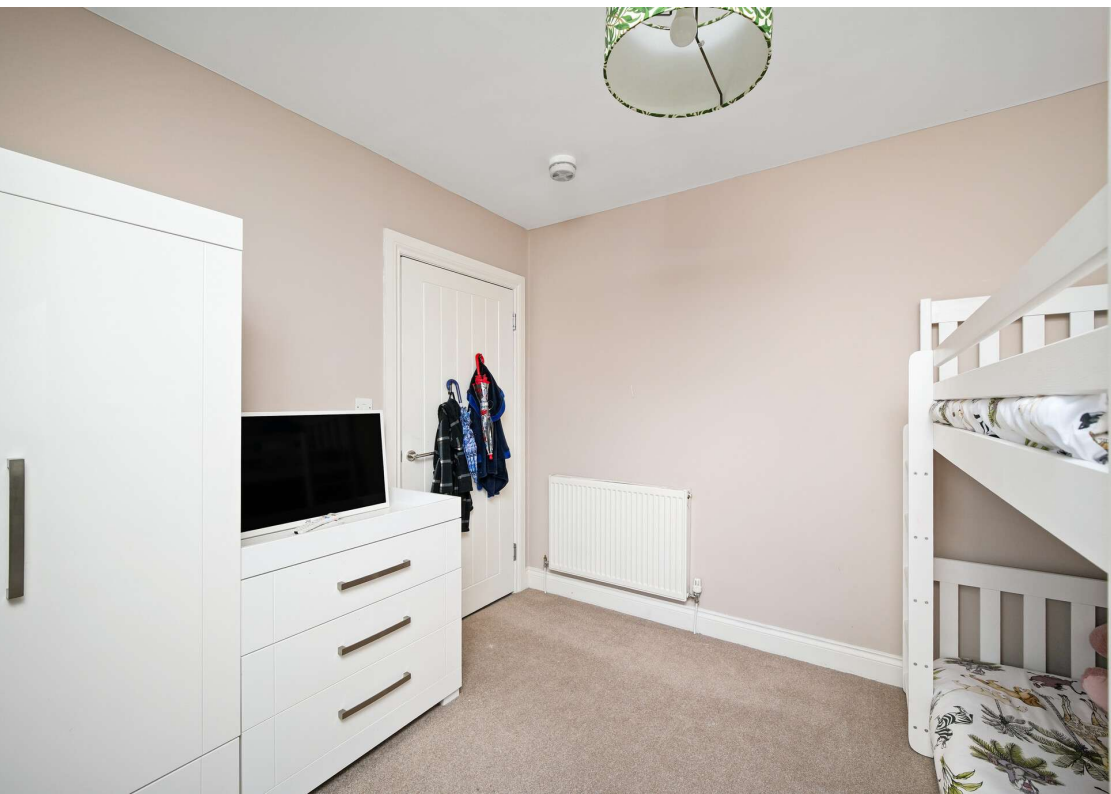
Boswall

Boswall Gardens 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, 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

Included in the sale are all fitted floor coverings, light fittings, blinds and integrated kitchen appliances.





Get in touch

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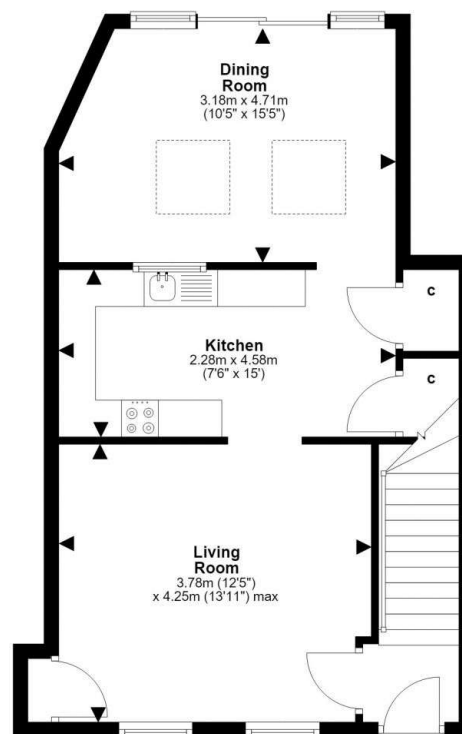
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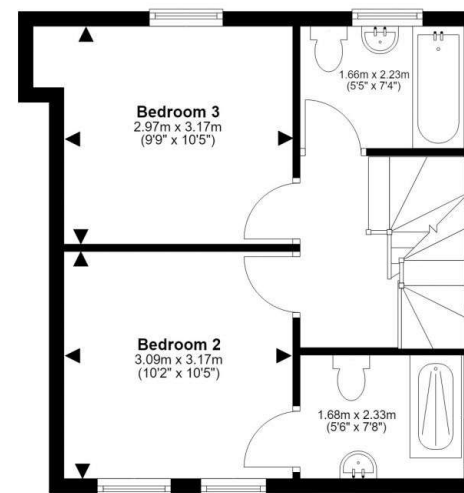


CHARTERED FIRM

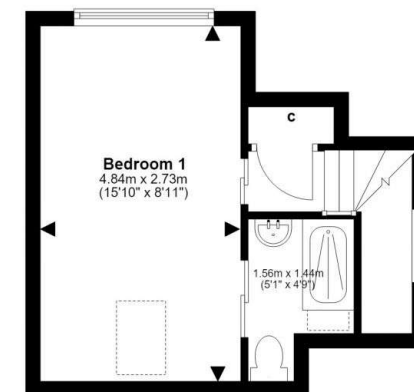
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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



First Floor



Second 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.