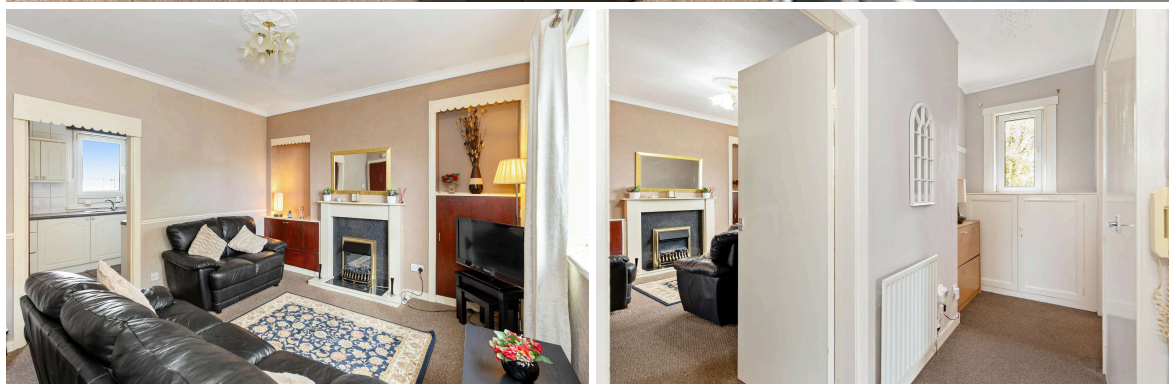




18 Boswall Drive  
BOSWALL | EDINBURGH | EH5 2DX



## 18 Boswall Drive

BOSWALL | EDINBURGH | EH5 2DX

Warners are delighted to present to the market this spacious two bedroom upper villa with private side and rear gardens, pleasantly positioned within a sought-after development located within the popular Boswall district of Edinburgh, with excellent local amenities and transport links to the City Centre and beyond.

The property is sold as seen and there is a degree of modernisation required, however would provide an ideal purchase for a young professional, couple, or young family and comprises:

- Welcoming entrance hallway
- Spacious living/dining room with a brand new electrical fireplace
- Fitted kitchen
- Two double bedrooms with integrated storage
- Private gardens to side and enclosed rear garden
- Modern shower room with mains shower cubicle and vanity sink unit
- Generous sunny gardens to side and rear
- Unrestricted on street parking

Council Tax Band: C Energy Rating: C

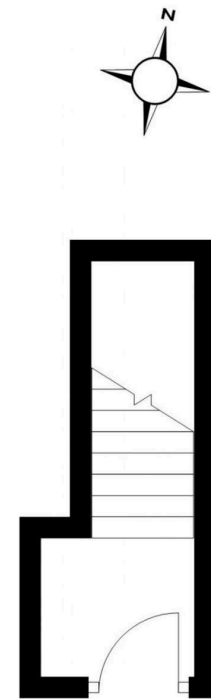
All fittings, fixtures and furniture are included in the sale of the property. Furniture can also be removed upon request. Please be aware that the sofas in the living room are not included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

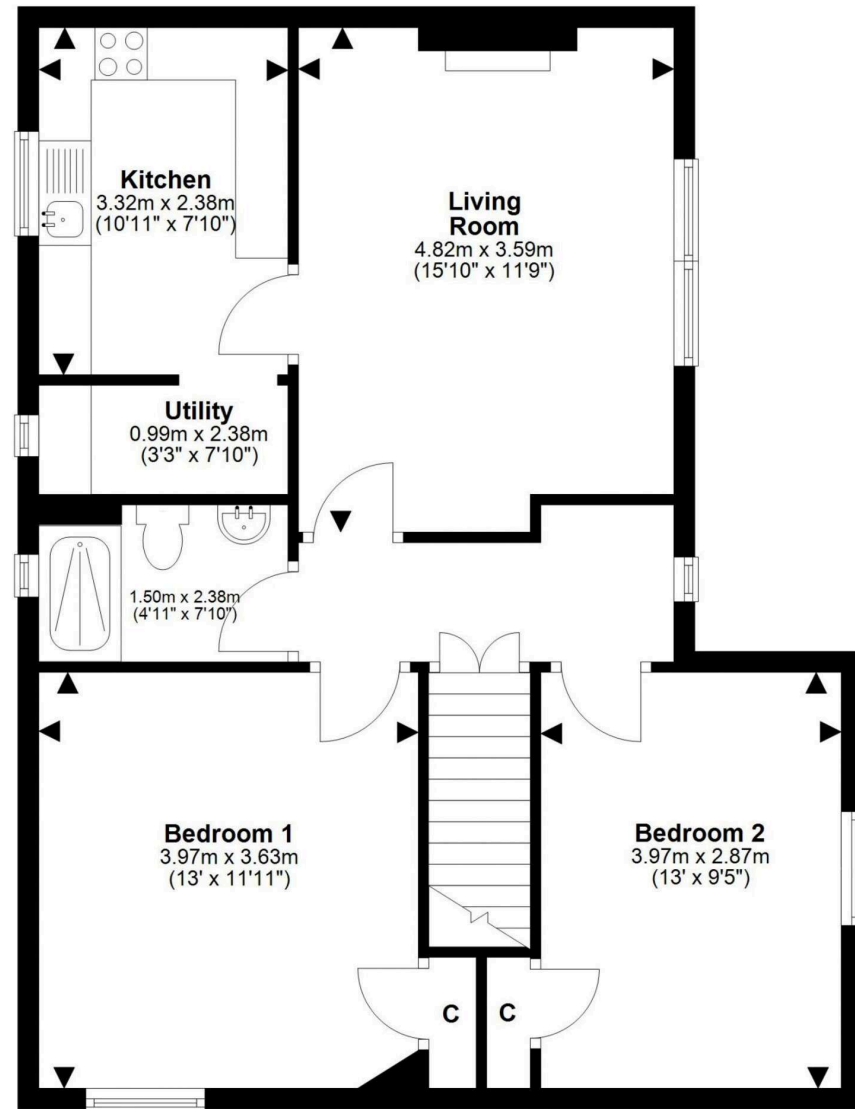


The subjects are located in the Boswall area of Edinburgh, which lies to the north of the City Centre. This property is in close proximity to amazing green space like Inverlieth Park and the Royal Botanical Gardens. The property is also well positioned to take advantage of an excellent choice of amenities in the vicinity, notably the Post Office and the Morrisons Superstore which is just a short distance away at Ferry Road. Further amenities are available at Goldenacre and Stockbridge, both just a little further afield. There are also numerous sporting and recreational facilities including the David Lloyd and Ainslie Park Leisure centres. Schooling is well represented from nursery to secondary level. There are also 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.





**Ground Floor**



**First 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.