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30/4 Boswall Loan

Boswall, Edinburgh, EH5 1BE

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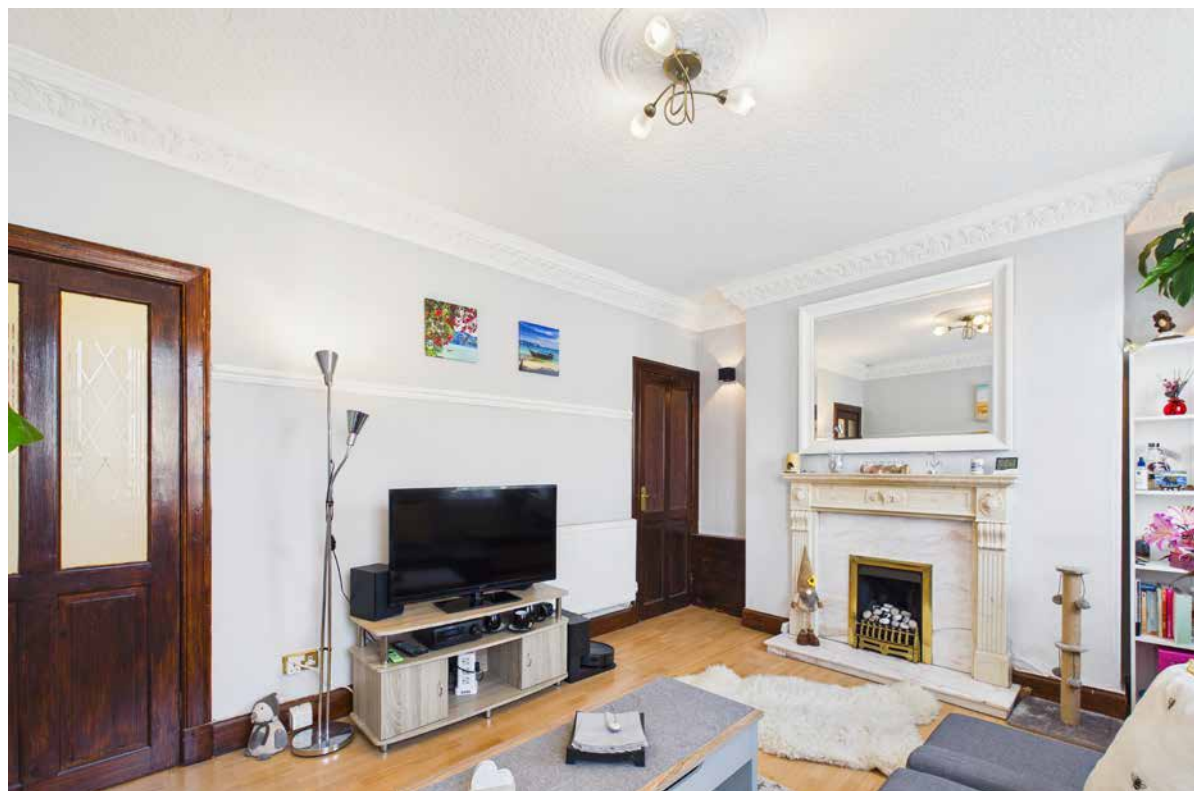
Enjoying an established development setting in the popular residential area of Boswall, 30/4 Boswall Loan is a bright two-bedroom flat offering comfortable accommodation in a highly convenient setting. Ideally located between the city centre and the waterfront, the property is within easy reach of excellent local amenities, supermarkets, cafés, and regular transport links. Scenic coastal walks, neighbouring Newhaven, and the green spaces of Trinity are all close by, making this an excellent location for enjoying both city and outdoor lifestyles. A communal garden and convenient on-street parking further enhance the home's appeal.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.



Property Summary

- First-floor flat in Boswall
- Part of an established development
- Secure phone entry and shared stairwell
- Hallway with storage
- Spacious living room with fireplace and two windows for natural light
- Well-appointed kitchen with fitted units
- Main bedroom with a wardrobe
- Second double bedroom with wardrobes and sunny aspect
- Bathroom with overhead shower and vanity storage
- Communal garden
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £155,000





The light-filled interiors include a spacious living room with a feature fireplace, a well-appointed kitchen, two double bedrooms, and a modern bathroom



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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

