





Welcome

Welcome to Boswall Parkway, this spacious three-bedroom top floor flat offers an excellent opportunity to acquire a well-proportioned home in a popular residential area of Edinburgh. The property provides versatile accommodation and would make an ideal purchase for a first-time buyer, couple, family, or buy-to-let investor. The top floor position provides a degree of privacy and attractive outlooks, while the property also benefits from access to a shared drying green and on-street parking. Presented to the market in good order throughout, we would recommend an early viewing to appreciate the accommodation, location and potential this three-bedroom top floor flat has to offer.



- Reception hallway
 - Dual aspect living room
 - Dining kitchen fully equipped
 - Three bedrooms
 - Bathroom comprising WC, wash hand basin and bath with shower over
 - Gas central heating
 - Double glazing
 - Shared gardens
 - On street parking available
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Boswall

Boswall Parkway is situated within a popular residential area to the north of Edinburgh, offering a good range of local amenities and excellent transport links. There are shops, cafés, supermarkets and other everyday facilities available nearby, with further extensive amenities available in nearby Stockbridge, Trinity and Leith. Regular bus services provide convenient access to Edinburgh city centre and surrounding areas, while there are good road links towards the city bypass and beyond.

Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.



Get in touch

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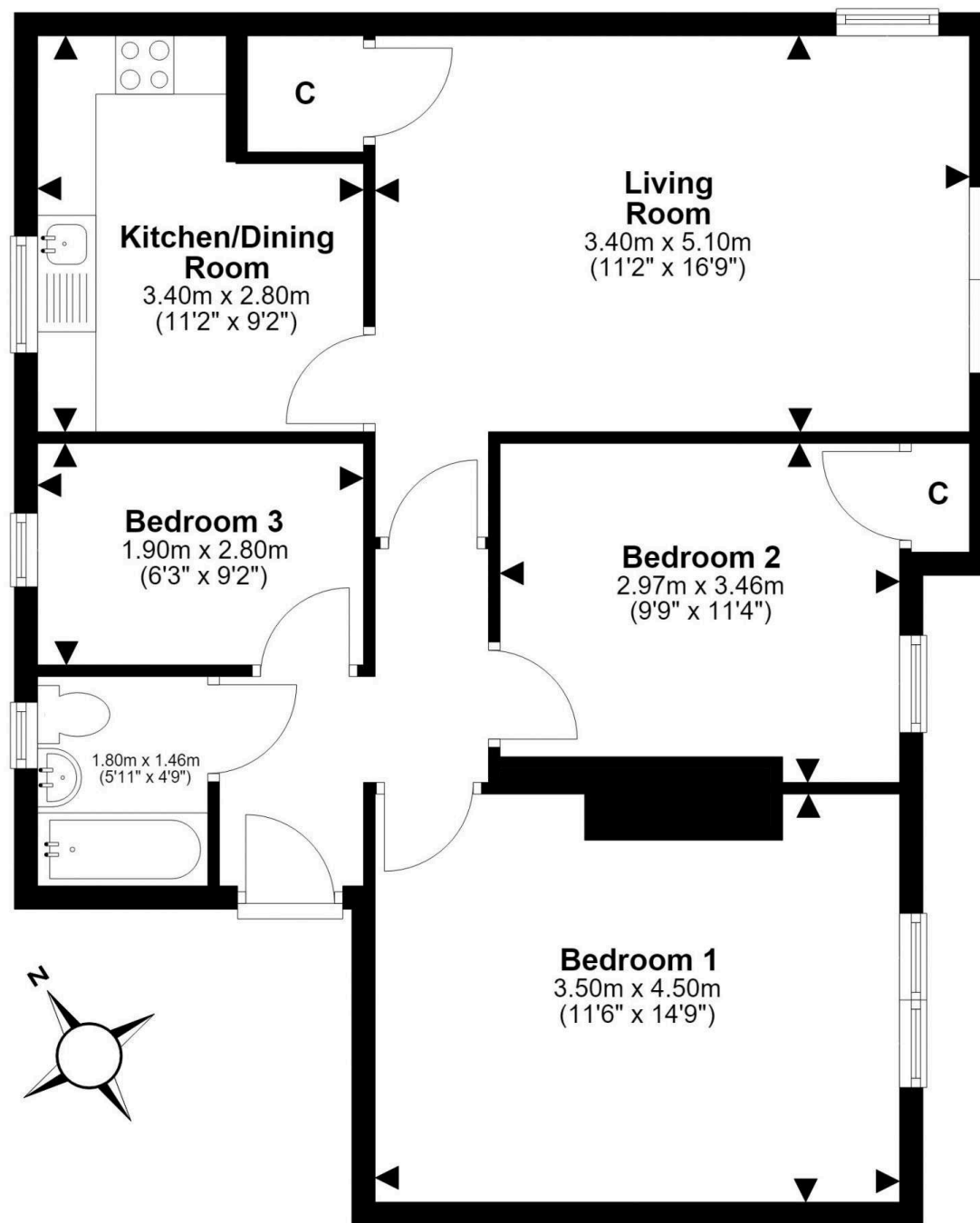
Bruntsfield Office:

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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.



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.