

COULTERS[©]

13 BOSWALL TERRACE

TRINITY, EDINBURGH, EH5 2EE

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

13 Boswall Terrace is a beautifully presented semi-detached property set over three floors in the desirable residential area of Trinity making the ideal family home. The area boasts a large range of excellent local amenities including Inverleith Park and a wide range of shops, cafes, bars and restaurants in nearby Inverleith and Stockbridge.

KEY FEATURES



Bright and Spacious semi detached property



Five double bedrooms



Beautiful private rear garden



Private driveway



Highly desirable Trinity location



Large open plan modern kitchen/dining space





On the ground floor, there is: a spacious hall with WC; a versatile family room/ bedroom; a bright and sunny sitting room with bay window and feature gas fireplace; a magnificent large open plan modern family kitchen/dining room with island and further seated area looking out onto the lovely garden. All appliances are integrated and include an induction hob, fridge, freezer, dishwasher, oven and grill.



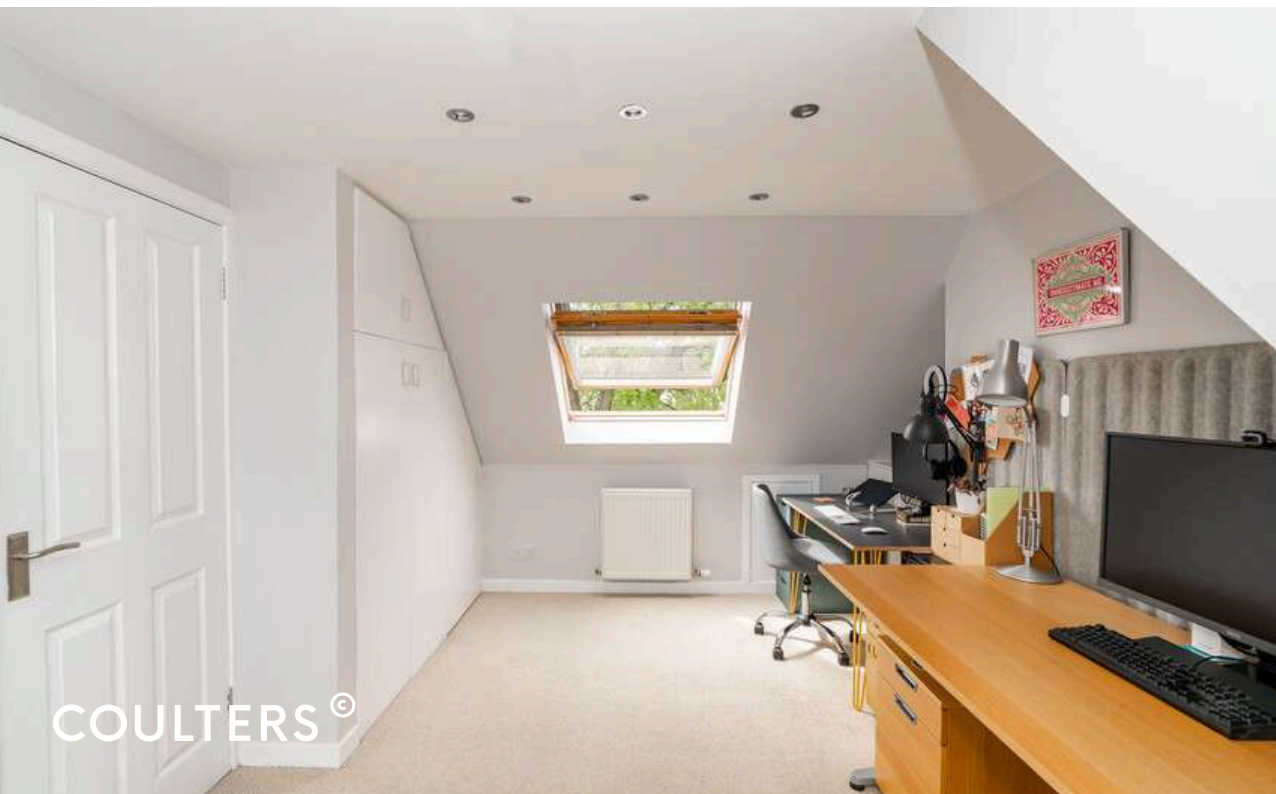
MORE INFORMATION

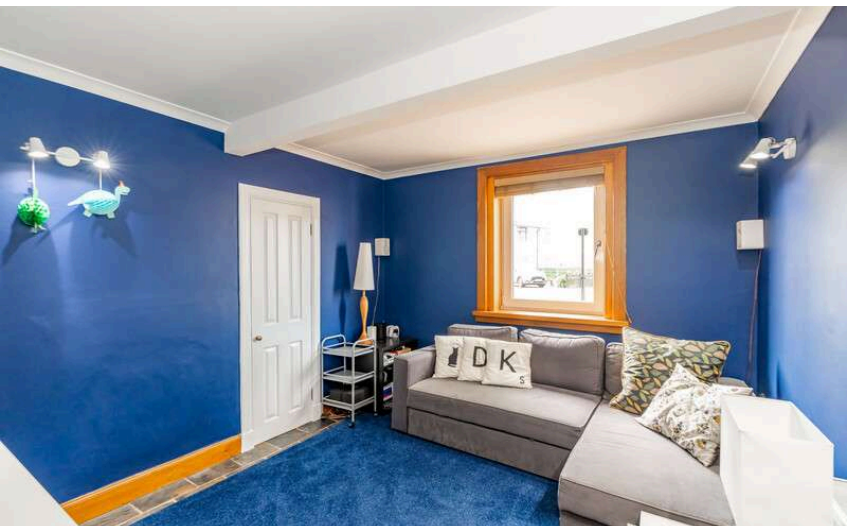
The first floor comprises of three superb double bedrooms and a fully tiled three-piece family bathroom with overhead shower and chrome towel rail.

The top floor of the property hosts a large dual aspect double bedroom with ample eaves storage and cupboard space. A sizeable shower room with Velux window and further eaves storage completes the accommodation.

Heating and hot water are provided by a gas central heating system via a combi-boiler and double glazing is fitted throughout.

Externally is a delightful rear garden with lawn, seated decking area and boxed flower beds. The garden can be accessed from sliding patio doors from the kitchen area and a secure gate from the driveway.









THE LOCAL AREA

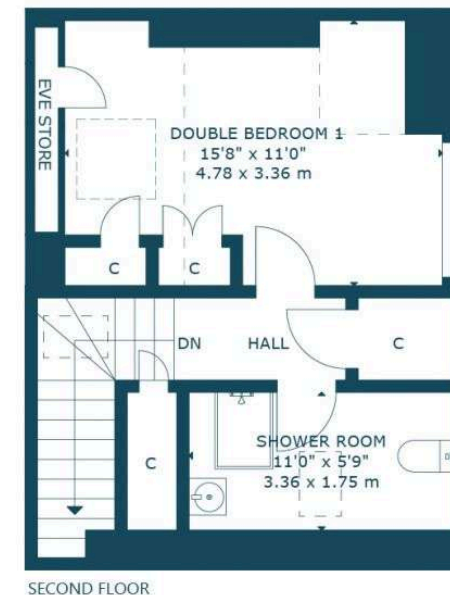
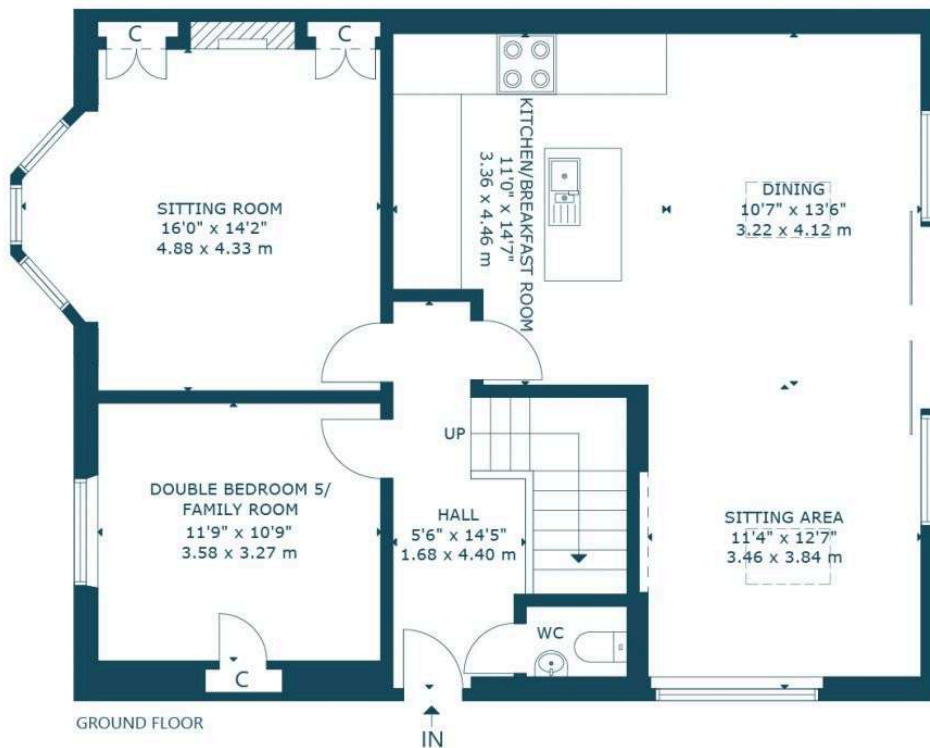
Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities including nearby Craighleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as both cinema and gym-goers.

Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Inverleith Park and Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,874 SQ FT / 174 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.