

11 Boswall Grove, Boswall Edinburgh, EH5 2EJ

OFFERS OVER £135,000



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- Living room and separate kitchen
- Two sizeable double bedrooms
- Enlarged bathroom
- Gas central heating and double glazing
- Own enclosed garden to rear
- Unrestricted on-street parking
- Excellent bus services and near cycle network
- EPC D

Description

This main door upper villa is a style of flat which seldom become available in the popular district of Boswall. It would make an ideal first home or perfect 'downsizing' opportunity for purchasers prepared to undertake extensive modernisation. It was brick-built in the 1930's so provides well-proportioned accommodation (69sqm) arranged in a practical layout. Access from the front leading to the side private external entrance door at ground level. The property has a living/dining room, separate kitchen, 2 double bedrooms and a bathroom which was enlarged many years ago. In addition to general upgrading, a damp specialist has recommended works to treat the existing mould and avoid future condensation. These would involve treatment and the installation of mechanical extractor fans and a dry wall membrane insulation (estimated £10,000).





Central Heating and Double Glazing

Gas central heating and dated UPVC replacement double glazing.

Garden

The property has an enclosed private garden to rear.

Location

Number 11 enjoys a quiet location at the head of a small cul-de-sac in mature residential setting with numerous mature trees and a pleasant mixture of cottage-style villas and flats. It is 2 miles north of Edinburgh's city centre and lies midway between Golden Acre/Ferry Road and Newhaven harbour. There are ample local amenities including schools, pre-school facilities and large supermarkets. Off-road walk-ways/cycle tracks intersect the area and excellent bus services operate.

Home Report

The property has been valued at £140,000 which already reflects its current condition and the Home Report is available from the ESPC web site.

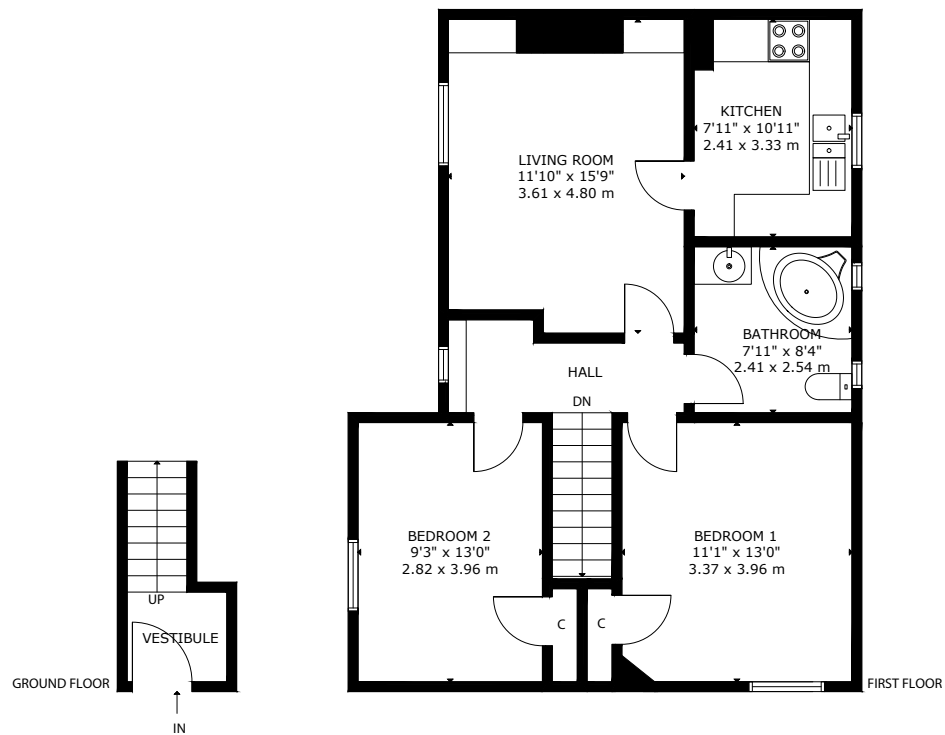
Council Tax and EPC

It is in Council Tax band C and has a D-rated Energy Performance Certificate.

Viewing

By appointment with the Agent telephone 0131 229 3399 (or 0759 58 20611 out with office hours).





11 BOSWALL GROVE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 773 SQ FT / 72 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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