

COULTERS<sup>©</sup>

# 45 BOSWALL DRIVE

BOSWALL, EDINBURGH, EH5 2DU

 3 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Positioned on an attractive tree-lined street in the established residential area of Boswall to the north of Edinburgh's city centre, this 1930's semi-detached property makes for a wonderful family home.

On the ground floor, there is a welcoming entrance vestibule, two interchangeable reception rooms, handy WC and a modern kitchen which forms part of a relatively recent extension to the property. Upstairs, there are three bedrooms with the two largest rooms comprising very spacious doubles, each with built-in wardrobes. The family bathroom is also situated on this level, as is access to the partially boarded loft space.

Double glazing has been fitted throughout and the property is served by gas central heating via a newly installed boiler (2023).

## KEY FEATURES

-  Extended semi-detached home
-  Private gardens to both front and rear
-  Short stroll to Wardie Bay and Newhaven
-  Three bedrooms upstairs
-  Gated private driveway
-  Post office and convenience store on the street



Fully enclosed private gardens to the rear of the property are predominantly laid to lawn whilst there is also a paved seating area and traditional drying line. A tarmacked, gated driveway offers off street parking beside the front lawn.

## EXTRAS

The curtains (excluding those in the main bedroom), blinds, floor coverings, light fittings, cooker, integrated dishwasher and garden shed are all included in the sale.





## THE LOCAL AREA

Lying north of the city centre next to desirable Trinity, the well-established residential area of Boswall is popular with families and professionals alike thanks to its excellent local amenities and close proximity to beautiful green spaces, including Inverleith Park and the Royal Botanic Garden Edinburgh. For day-to-day essentials, Boswall boasts a newsagent, a Post Office, and a Scotmid supermarket, plus a selection of takeaways and eateries, all of which are supplemented by a large Morrison's supermarket.

Neighbouring Trinity is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal comprises over 50 high street stores, a 24-hour gym, a cinema complex, and a choice of family restaurants. Residents of Boswall have access to diverse sport and leisure facilities, including Ainslie Park Leisure Centre and David Lloyd at Newhaven. Boswall also offers excellent nursery and state schooling options at both primary and secondary level. Furthermore, the area enjoys fantastic public transport links into the city centre, and offers swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9







GROUND FLOOR

FIRST FLOOR

45 BOSWALL DRIVE, TRINITY, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,230 SQ FT / 114 SQ M / SHED 98 SQ FT / 9 SQ M

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

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## GET IN TOUCH

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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.