



RALPH SAYER
SOLICITORS & ESTATE AGENTS

16 Boswall Green

16 Boswall Green, Trinity, Edinburgh, EH5 2BD

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This two-bedroom main-door upper villa is situated on an established street in sought-after Trinity and represents an ideally proportioned home for first-time buyers, professionals, couples, young families, and rental investors alike. The property enjoys some modern touches and offers a blank canvas for the new owner to put their own stamp on. The villa lies close to excellent amenities, such as shops, everyday essential services, a primary school, transport links, and scenic outdoor spaces, as well as being just over two miles from the heart of the capital.

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



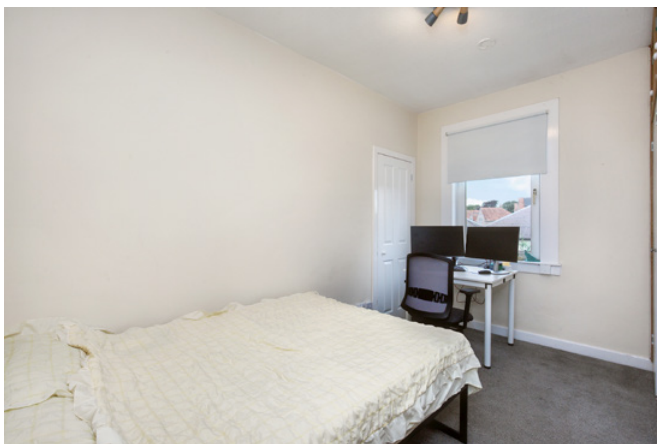
Property Summary

- Main-door upper villa in sought-after Trinity
- Ground-floor entrance and first-floor hallway
- Spacious, light-filled living/dining room
- Bright fitted kitchen
- Two double bedrooms with excellent built-in storage
- Attractive, modern shower room
- Private garden area
- Private gated driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £200,000





Ideally proportioned home for first-time buyers, professionals, couples, young families, and rental investors alike



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dream property!



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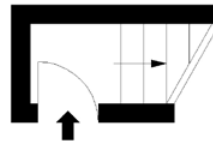
DISCLAIMER

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.



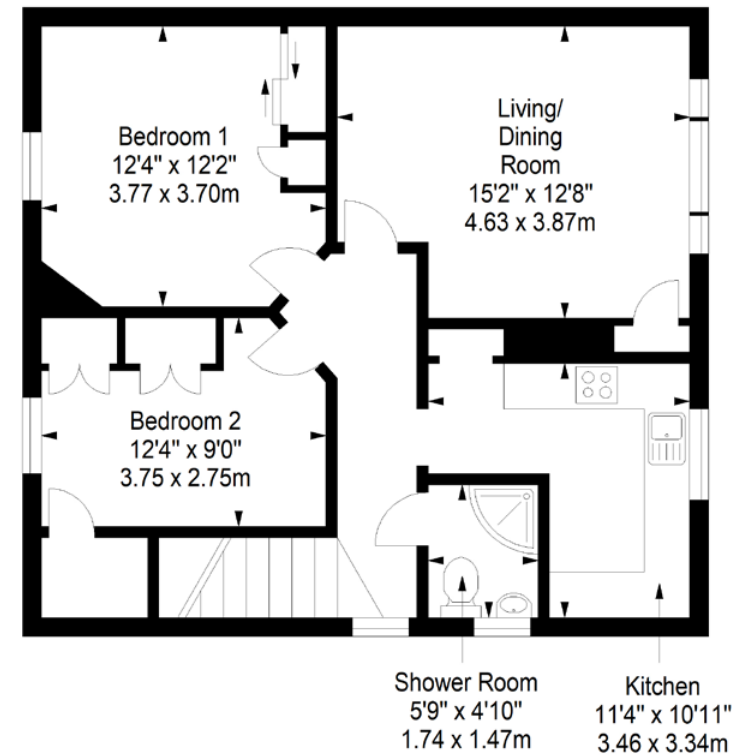
Ground Floor

Approx. 2.3 sq. metres (24.7 sq. feet)



First Floor

Approx. 66.7 sq. metres (718.0 sq. feet)



Total area: approx. 69.0 sq. metres (742.7 sq. feet)