



## Boswall, Edinburgh

42 BOSWALL PARKWAY, EDINBURGH EH5 2BX

Well-proportioned, three-bedroom upper flat offering spacious and flexible accommodation in popular location.

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## Description

This well-proportioned three-bedroom upper villa offers spacious and flexible accommodation, ideal for families, professionals, or investors. Benefiting from its own main door entrance, the property features a private driveway for off-street parking and a generous rear garden. The bright and airy interiors are complemented by large windows that flood the rooms with natural light.

While the home also presents an exciting opportunity to modernise and personalise the interiors, making it a perfect canvas for buyers looking to create a bespoke living space.

The accommodation comprises:

- Entrance vestibule and staircase leading to the upper level
- Spacious lounge with large window overlooking the rear garden
- Well-appointed kitchen with gas hob, ample storage and workspace
- Three generously sized bedrooms
- Family bathroom with three-piece suite
- Private driveway providing off-street parking
- Expansive rear garden, ideal for outdoor entertaining
- Electric storage heating and double glazing throughout

## Location

Situated in the popular Boswall area of Edinburgh, the property enjoys a quiet residential setting while being conveniently close to a range of local amenities. Nearby shops, cafes, and supermarkets cater to daily needs, while excellent public transport links provide easy access to the city centre and surrounding areas. The area is well-served by reputable schools, making it an attractive option for families. Recreational facilities, including parks and leisure centres, are also within easy reach.

## Council Tax Band

Band C

## Extras

Fridge, washing machine, oven and hob and curtains are included in the sale.

## Viewing

By Appointment with Agents: Tel: 0131 467 7550

42 Boswall Parkway, Edinburgh EH5 2BX  
Approximate Gross Area  
95 sq m / 1023 sq ft



### Wilson Ward

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