



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**9 Fraser Gardens**  
Boswall, Edinburgh, EH5 2AH

# 9 Fraser Gardens

Set at the end of a quiet cul-de-sac in the popular Boswall area, this attractive ground-floor flat benefits from its own private main entrance and a well-proportioned, easy-living layout. It will appeal to first-time buyers, downsizers, and commuting professionals alike, thanks to its peaceful setting, excellent local amenities, and proximity to the city centre. The flat comprises spacious reception room with a gas fireplace, a sunny kitchen fitted with modern units and enjoys direct access to the garden, two double bedrooms, including a main bedroom with two built-in wardrobes and a second bedroom with a sunny aspect, alongside a bathroom with an overhead shower. Outside, a private lawned garden with a drying area and on-street parking. There is potential to create a driveway at the front of the property, subject to obtaining the necessary planning consents.

Extras: Property will be sold as seen, including fitted floor and window coverings, light fittings, and appliances. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

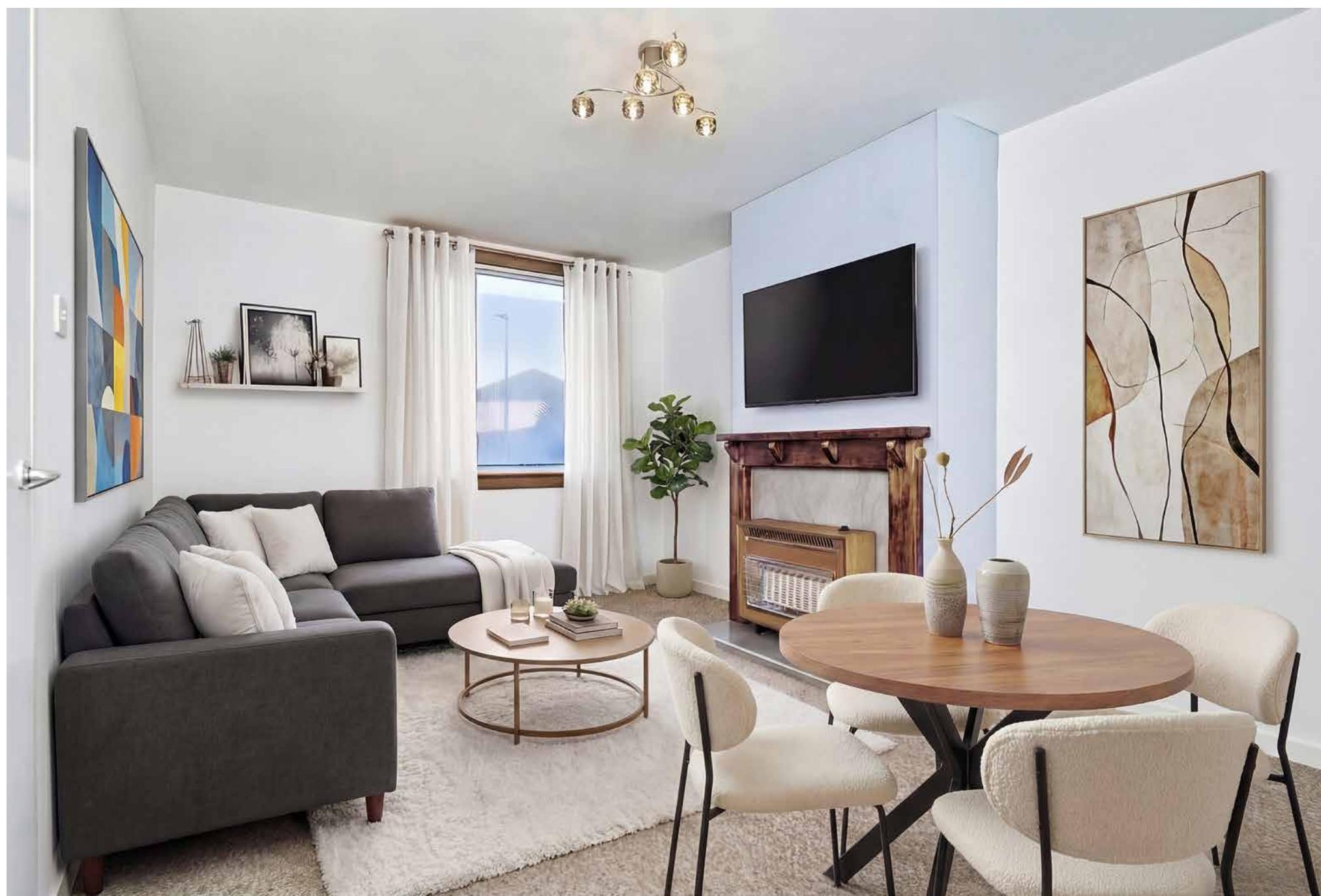
Please note that some of the rooms have been virtually staged using actual photographs of the rooms.

Please note, this property is suitable for cash purchasers only.

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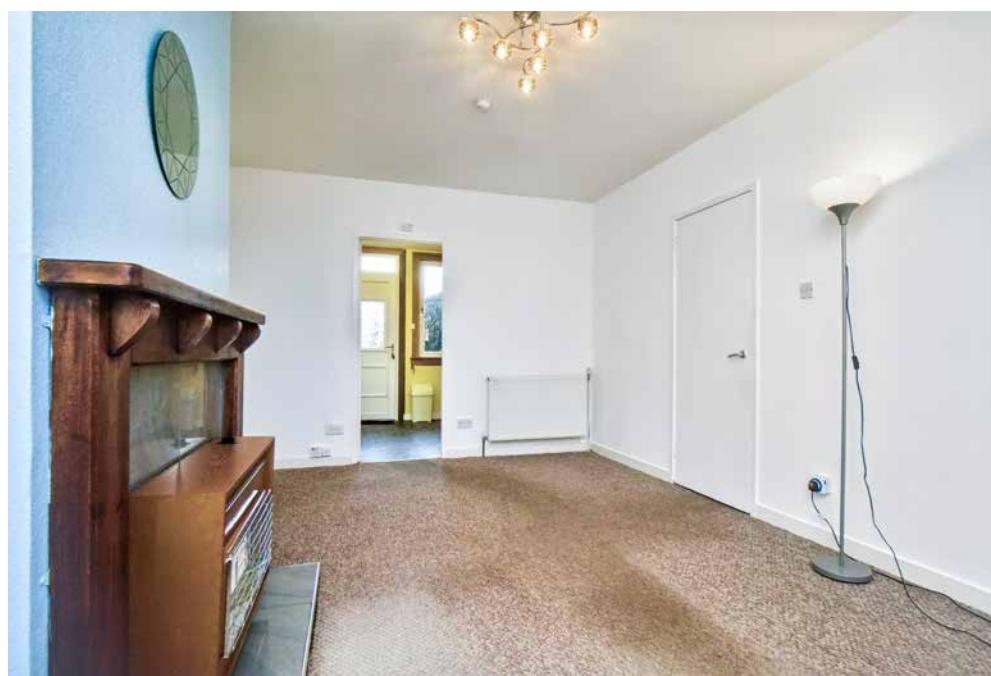
- Ground-floor flat in Boswall
- Quiet cul-de-sac location
- Private main entrance
- Entrance hall with built-in storage
- Spacious living/dining room with a gas fireplace
- Well-appointed kitchen with garden access
- Main bedroom with two built-in wardrobes
- Versatile second double bedroom with a sunny aspect
- Bathroom with overhead shower
- Private lawned garden with drying area
- On-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - A
- Home Report Value - £170,000

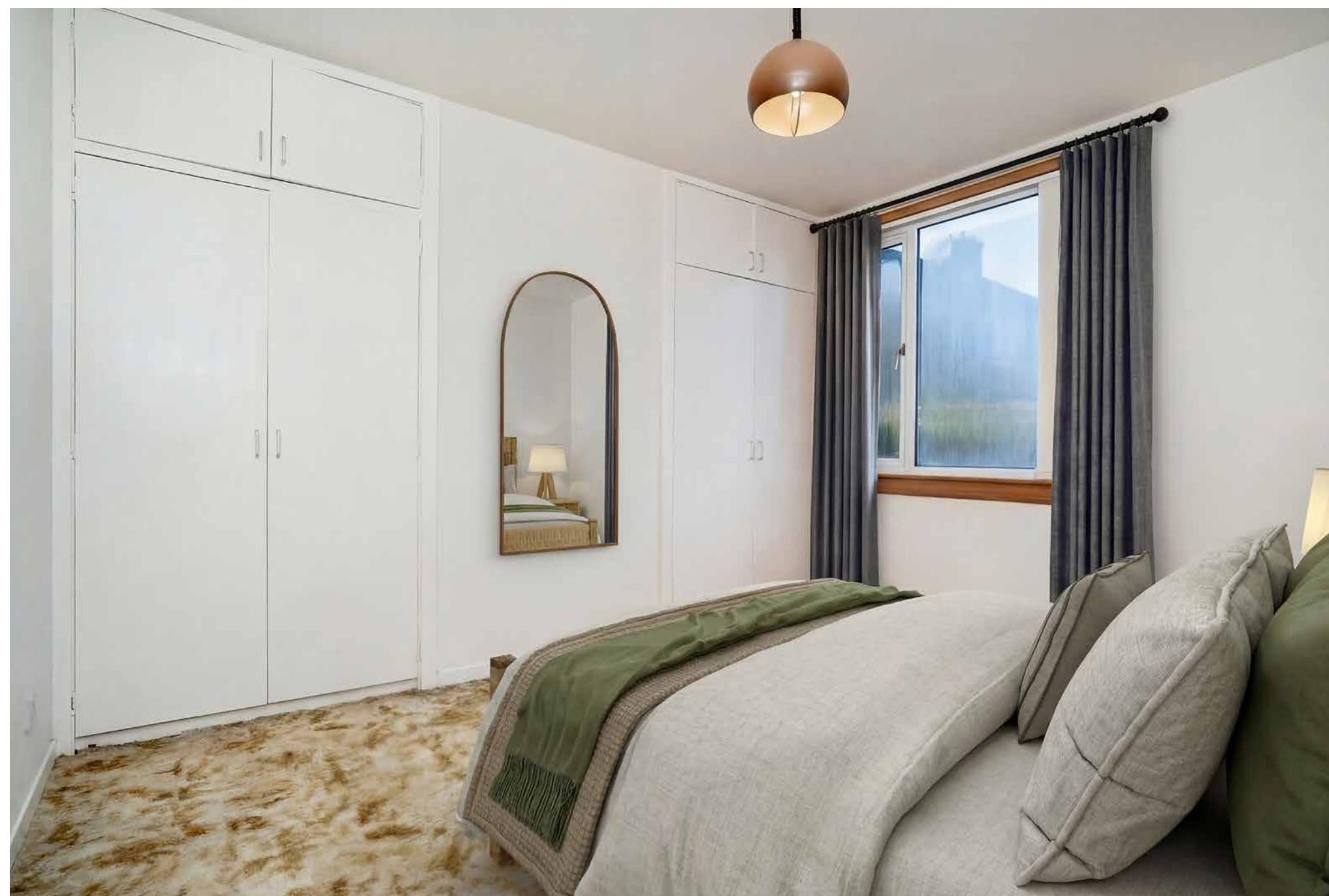






The flat boasts two double bedrooms, a reception room, a kitchen and a bathroom







Access to private  
gardens and handy  
on-street parking



Let us help you find your next  
**dream property!**



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CHARTERED FIRM

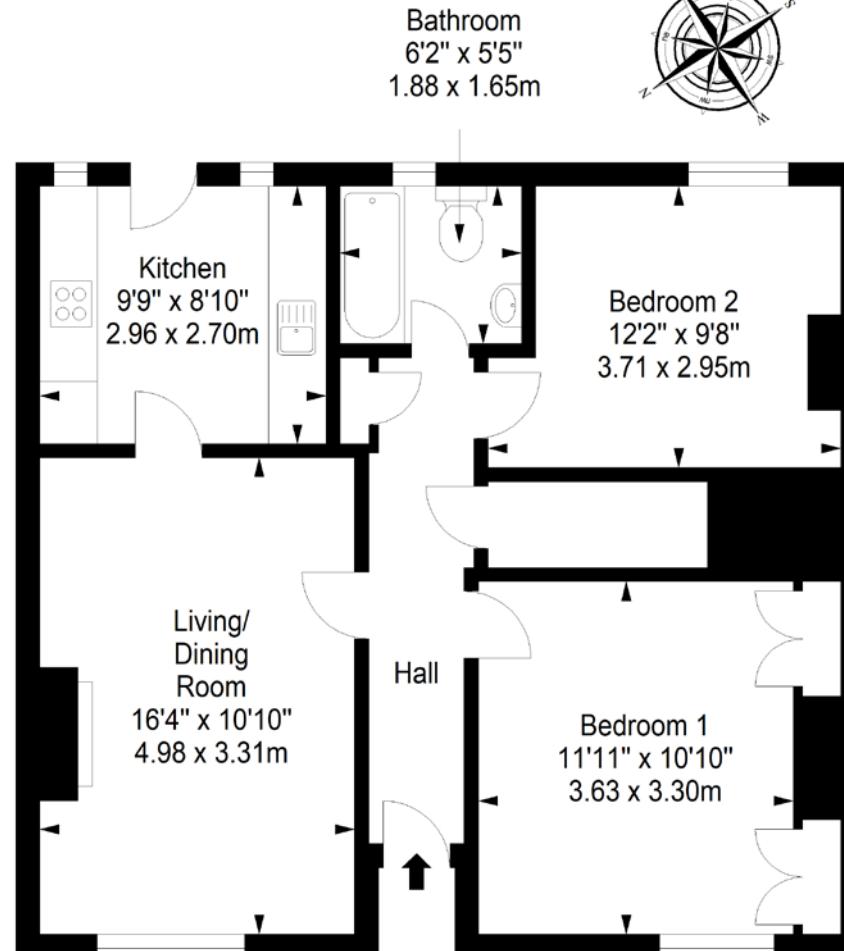
Zoopla.co.uk rightmove  OnTheMarket.com

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. 63.0 sq. metres (678.1 sq. feet)



Total area: approx. 63.0 sq. metres (678.1 sq. feet)