



# 202 BOSWALL PARKWAY

Pilton, Edinburgh, EH5 2LX

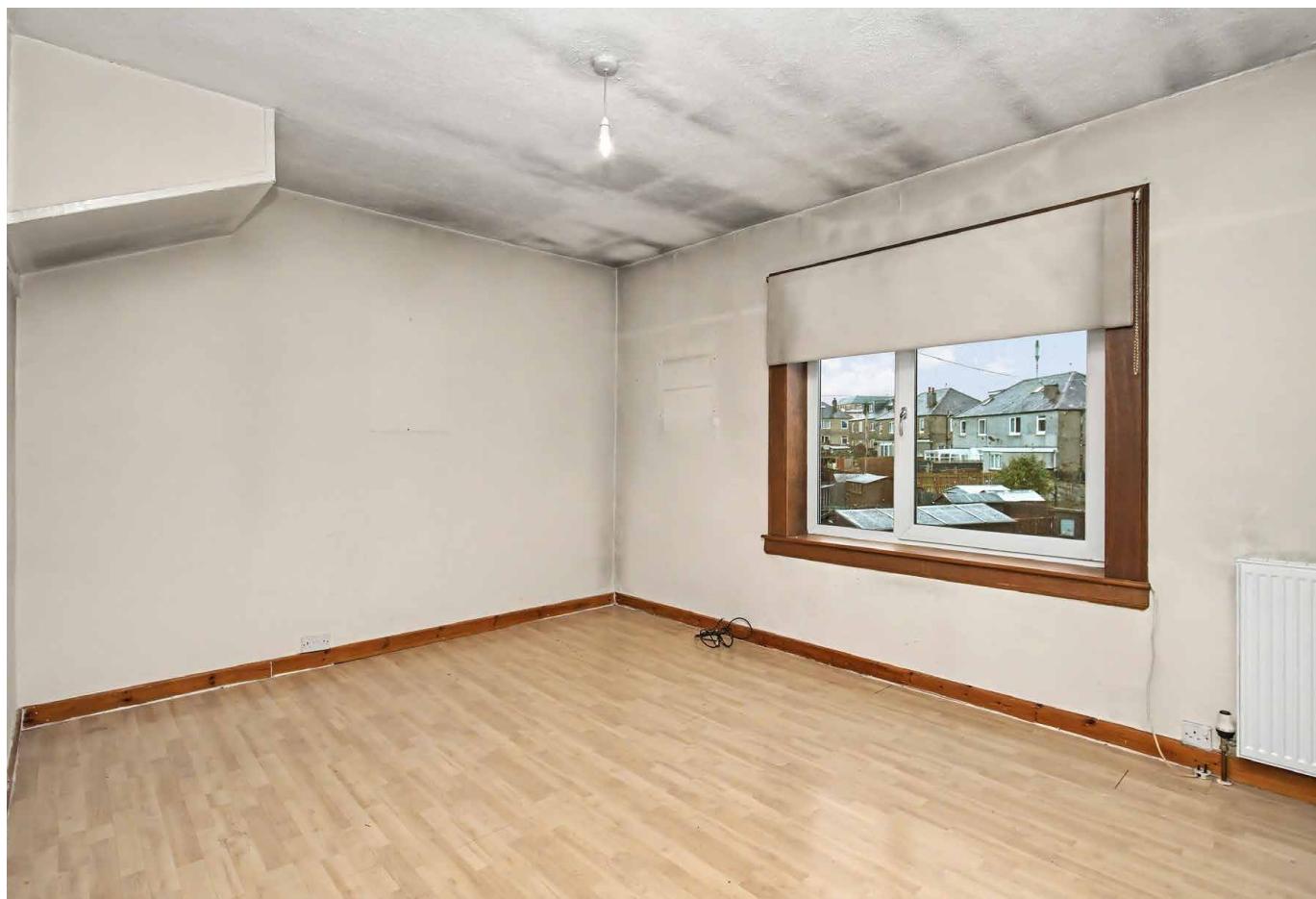




# 202 BOSWALL PARKWAY

Introducing a bright and generously proportioned double upper villa, occupying a sizeable corner plot within an established residential neighbourhood. The home enjoys light-filled accommodation and a comfortable, family-friendly layout. It comprises a welcoming hall, a south-facing reception room connected to a well-appointed kitchen, and a landing with additional storage. The property offers three comfortable double bedrooms, including a sun-filled main bedroom with ample storage and a further bedroom with built-in storage, along with access to generous eaves storage and a three-piece family bathroom.

Externally, the home is complemented by private gardens to the front, side, and rear, as well as the added convenience of a private, gated driveway and garage. The property enjoys a well-connected location, within easy reach of excellent schools, shops, supermarkets, parks, and scenic outdoor spaces. Regular transport links provide swift access to the city centre and beyond, which is approximately a 15-minute drive away, while the beach is also just a short drive from the property.







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EPC  
RATING

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COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Double upper villa on a generous corner plot
- Part of an established residential neighbourhood
- Hall with storage
- Sunny living/dining room, open to
- Well-appointed kitchen
- Landing with storage
- Sun-filled main bedroom with ample storage
- Two more double bedrooms (one with built-in storage)
- Access to generous eaves storage
- Three-piece family bathroom
- Private gardens to the front, side and rear
- Private driveway and garage parking





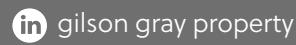
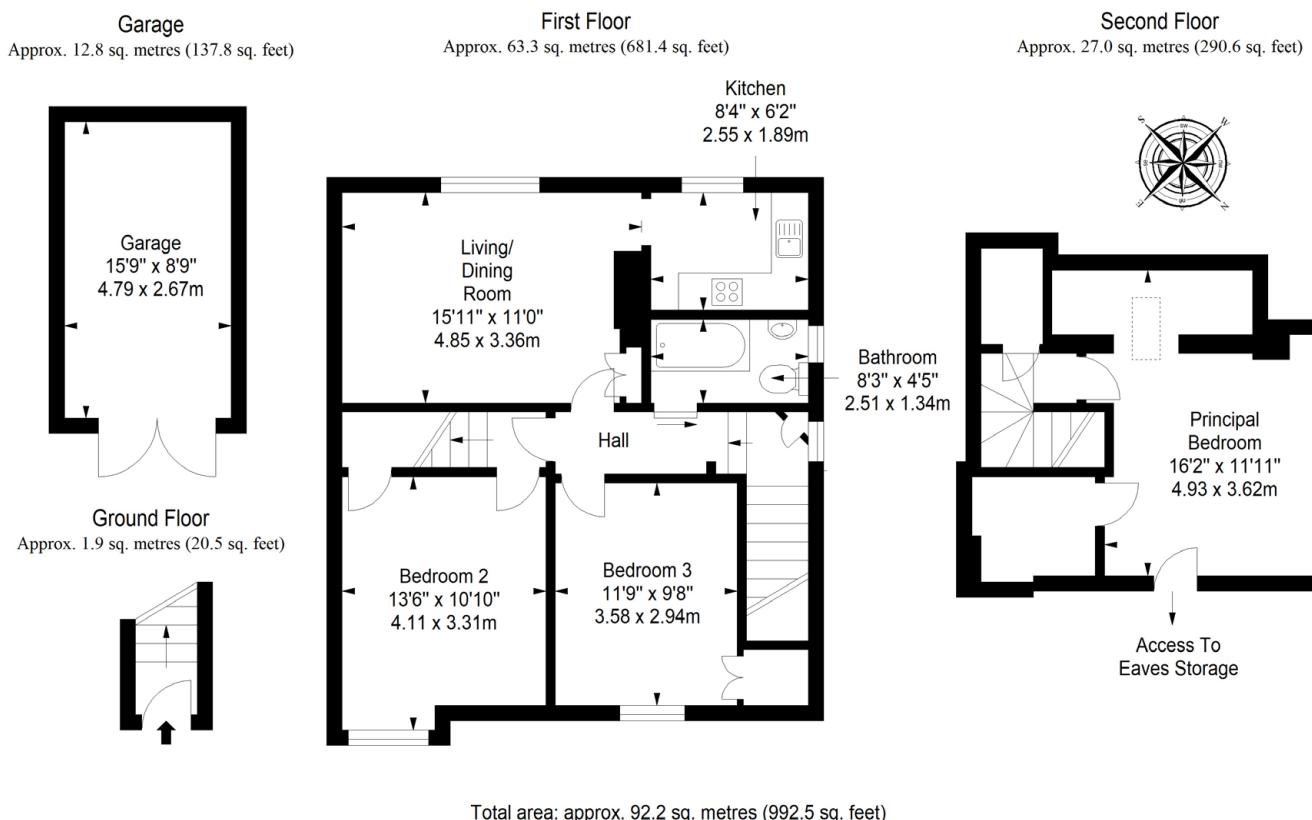


Extras: All fitted floor and window coverings, light fittings and white goods are included in the sale.



# PILTON, EDINBURGH

Lying just 3 miles from the centre of the capital, the popular residential area of Pilton enjoys excellent transport links into the city, with regular bus services day and night and numerous scenic cycle paths. Surrounded by delightful green spaces, the area is in easy reach of Inverleith Park and the Royal Botanic Gardens, as well as Newhaven's historic harbour, perfect for pleasant seafront walks. For indoor exercise facilities in easy walking distance, Ainslie Park Leisure Centre is well-equipped with a gym, a swimming pool, a sports hall, a sauna and a café. Also, easily reached by foot is a large Morrison's superstore, whilst more extensive shopping amenities can be found at nearby Craigleith Retail Park, with its wide array of retail outlets. Pilton is also well-placed for travelling further afield, with the motorway network and Edinburgh Airport both easily accessible. Good local schooling options are available from nursery to secondary level, in both the private and public sectors, with tertiary education also easily accessible.



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.