



Boswall, Edinburgh

9 BOSWALL GARDENS, EDINBURGH EH5 2BN

A two bedroom main door flat benefiting from private gardens to the front and rear tucked away in a pleasant corner of Boswall. The property although requiring modernisation has tremendous potential and gives any purchaser the opportunity to upgrade and design the interior to their own specifications.



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2



1



DESCRIPTION

Main door flat with private gardens to the front and rear. The property comprises of:

- Entrance Hall
- Living Room
- Separate Kitchen
- Two Double Bedroom
- Bathroom
- Two Generous Storage Cupboards
- Electric Storage Heaters
- South-Facing Private Rear Garden
- Private Front Garden

LOCATION

The property is in the highly sought-after Trinity district of Edinburgh. The area is pleasantly leafy and tranquil, yet remains little more than 2 miles North of the City Centre and close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity including The Royal Botanical Gardens, Inverleith Park, St Mark's and Victoria Park (which has a great play area and tennis courts) as well as lovely meandering walks by the charming Water of Leith, scenic walks along the waterfront and the city's cycle path network. There are local amenities available just around the corner on Boswall Parkway or Granton Road. Supermarket shopping is well catered for in the area with Morrisons on Ferry Road, Sainsbury's, M&S Food Hall, Boots and many other high street shops at Craighleith Retail Park and Asda at Newhaven. Ocean Terminal retail and leisure complex is a short drive away and offers, a multiplex cinema, as is the popular Shore Area with Michelin star restaurants, and stylish bars, restaurants and cafes.

The area is well served by a frequent bus service and the City Bypass is within comfortable driving distance with links to central Scotland's main arterial roads. Excellent Schooling is available within the area from nursery to secondary level.

EXTRAS

Light fittings, curtains and floor coverings are included in the sale.

COUNCIL TAX BAND

Band C

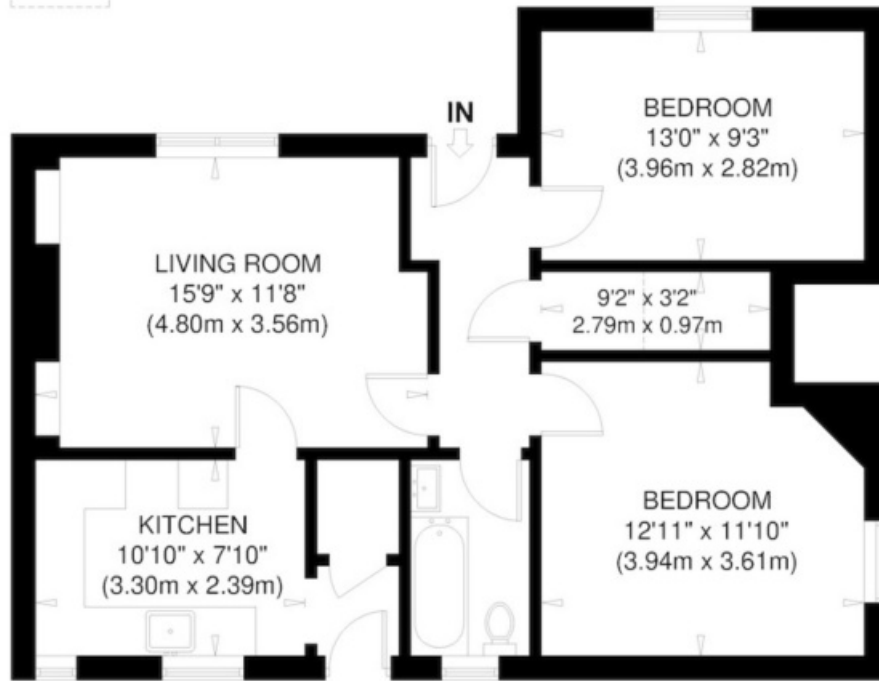
VIEWING

By appointment with Agents: Tel: 0131 467 7550





= Reduced headroom below 1.5m / 5'0



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 65.9 SQ M / 709 SQ FT

BOSWALL GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 65.9 SQ M / 709 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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