

COULTERS[©]

10 BOSWALL GARDENS

BOSWALL, EDINBURGH, EH5 2BN

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Tucked away at the end of a quiet cul-de-sac in the popular residential area of Boswall is the extremely attractive, well maintained 10 Boswall Gardens. This delightful main door upper villa has been lovingly maintained and upgraded throughout the family's period of ownership.

Entered by way of a smart front door, the stairs lead to the upper hall, filled with light and attractive wood flooring. The spacious sitting room has views to the front of the property with a fireplace with an electric log burning effect fire creating a cosy focal point, flanked by two attractive bookshelves either side.

KEY FEATURES



Bright and engaging, well presented main door upper villa.



Two attractive, well proportioned double bedrooms.



Established, private side and rear garden with summerhouse.



Unrestricted on street parking.



Located in the popular residential area of Boswall.



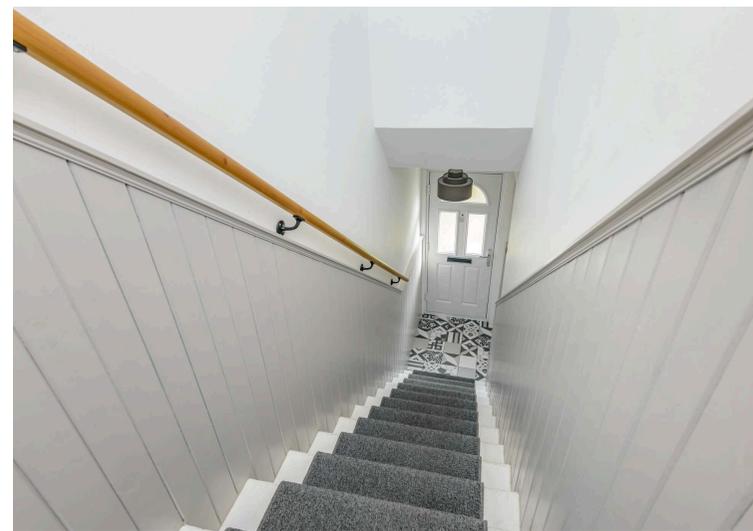
Excellent local amenities nearby.



EPC Rating - C



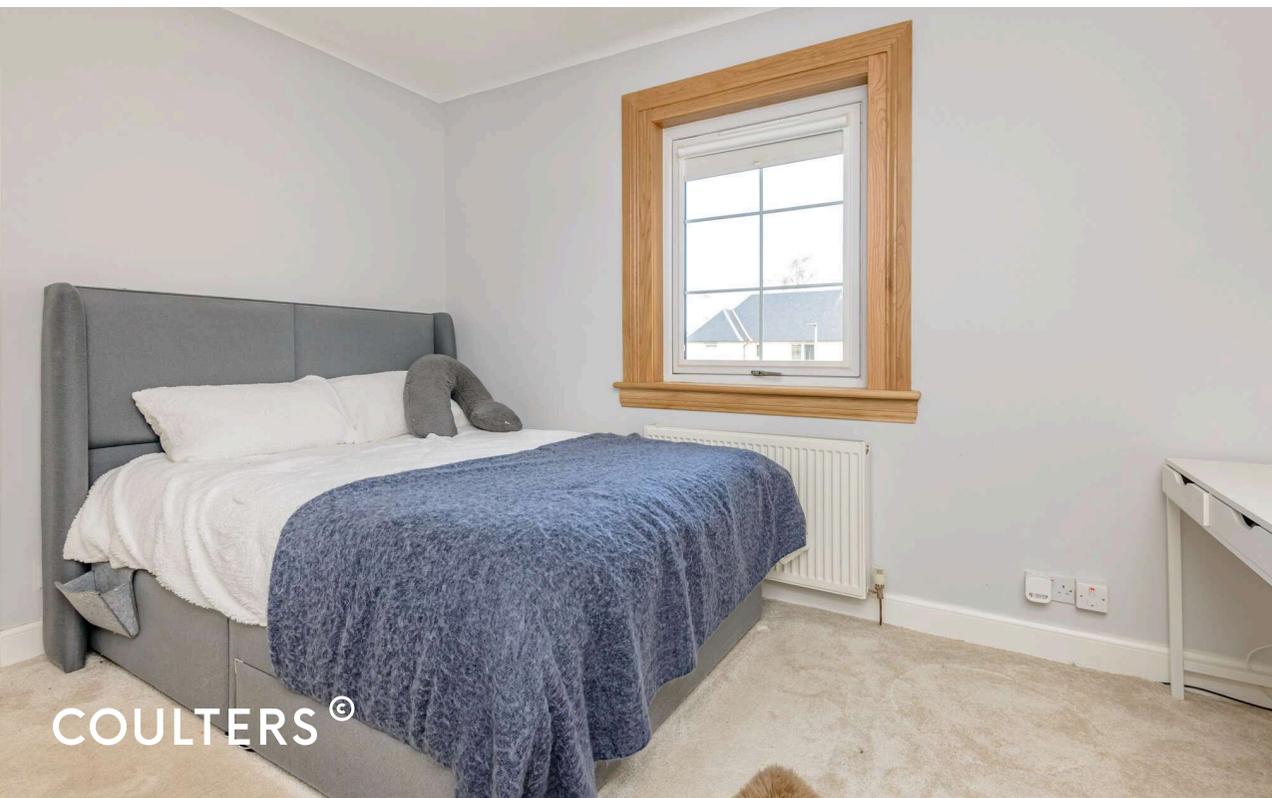
Council Tax Band - C



To the rear of the property, with a south facing aspect is the smart kitchen, fitted with wall and base mounted cabinetry, incorporating a gas hob, electric oven, dishwasher and washing machine. There is also space for a breakfast table and chairs. There are two beautiful double bedrooms, both with storage cupboards and soft fitted carpets underfoot. The bright, modern shower room has a large shower cubicle, WC and wash hand basin, completing the internal accommodation. Heating and hot water are provided by gas central heating and there is double glazing.

Externally there is a delightful, well maintained garden south facing garden to the side and rear with a summerhouse and decking, perfect for relaxation in good weather. Unrestricted parking is available on the street outside.





THE LOCAL AREA

Lying north of the city centre next to desirable Trinity, the well-established residential area of Boswall is popular with families and professionals alike thanks to its excellent local amenities and close proximity to beautiful green spaces, including Inverleith Park and the Royal Botanic Garden Edinburgh. For day-to-day essentials, Boswall boasts a newsagent, a Post Office, and a Scotmid supermarket, plus a selection of takeaways and eateries, all of which are supplemented by a large Morrison's supermarket. Neighbouring Trinity is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal comprises over 50 high street stores, a 24-hour gym, a cinema complex, and a choice of family restaurants. Residents of Boswall have access to diverse sport and leisure facilities, including Ainslie Park Leisure Centre and David Lloyd at Newhaven. Boswall also offers excellent nursery and state schooling options at both primary and secondary level. Furthermore, the area enjoys fantastic public transport links into the city centre, and offers swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network.

EXTRAS

The blinds, light fittings, carpets, integrated appliances and summerhouse are all included in the sale.

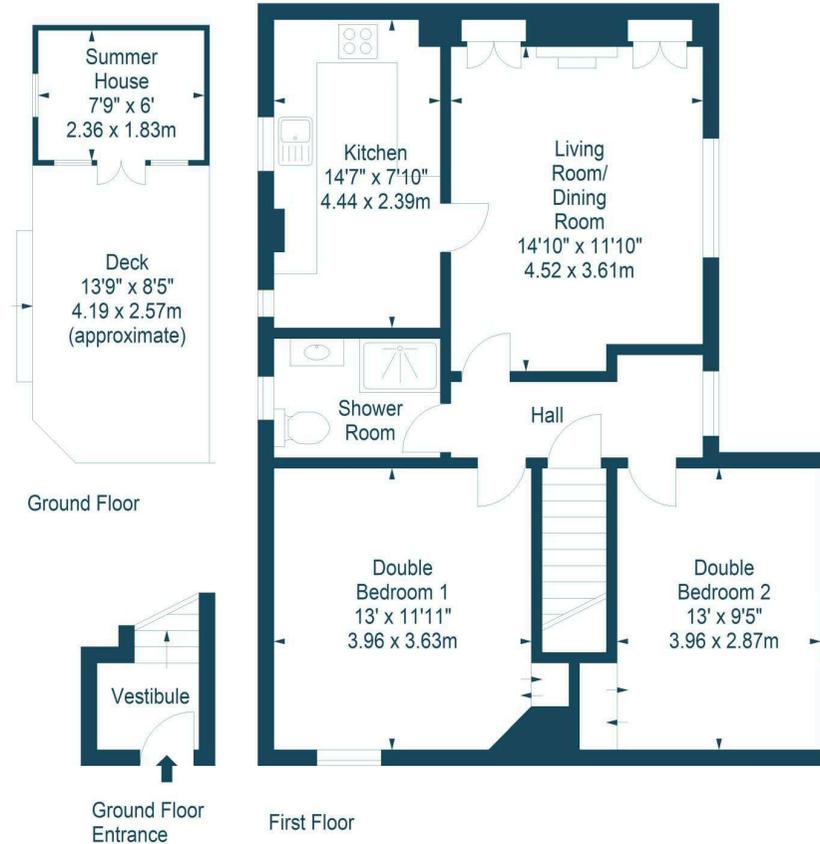
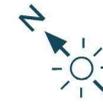
HOME REPORT VALUATION: £240,000



**Boswall Gardens,
Edinburgh,
Midlothian, EH5 2BN**



Approx. Gross Internal Area
773 Sq Ft - 71.81 Sq M
Summer House
Approx. Gross Internal Area
47 Sq Ft - 4.37 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.