



Estate Agents and Solicitors

## 67/4 Boswall Parkway, Edinburgh, EH5 2PP

Well-Proportioned, Two Bedroom, Upper Villa with Private Garden Plot

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# Property Description

Well-proportioned, two-bedroom, traditional upper villa, with a private garden plot. Located in the popular Boswall area, north of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, two double bedrooms, and a shower room.

Highlights include a fitted kitchen with appliances, a modern shower room, electric heating and double glazing. In addition, there are good-sized rooms, and additional storage via a shared loft space.

Externally, benefits include a private garden plot with a lawn, a paved patio and a store shed to the rear; together with a shared drying green.

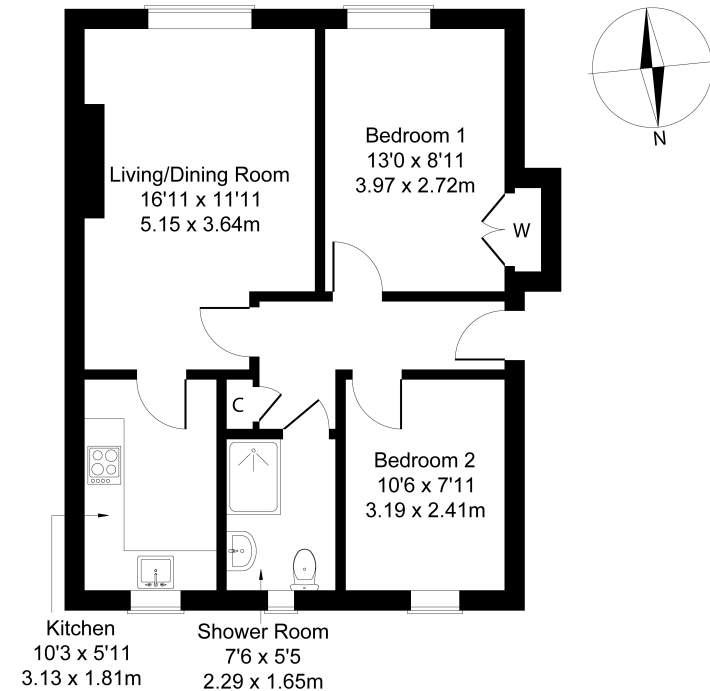
A welcoming hall has modern wood effect flooring, a convenient store cupboard and provides access to the majority of the property. Set to the front, a generous living room features a southerly aspect allowing plenty of natural light, an electric fireplace, and space for a dining area if desired. Set off the lounge, a good-sized kitchen is fitted with wall and base units, stone effect worktops, a sink with a drainer, a tiled surround, an integrated oven and gas hob, and a freestanding washing machine.

Two well-sized double bedrooms are set to opposite aspect, offering plenty of space for furnishing, with bedroom one also featuring a built-in wardrobe. Completing the accommodation, the shower is fitted with a modern suite including an electric shower and panelled splash walls.



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Approximate Gross Internal Area: (592 sq ft - 55 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Boswall is a popular location to the north of Edinburgh centre. The area is well served by shopping on Ferry Road, in Stockbridge and Craigeith, with Ocean Terminal further boasting a wide range of high-street shops, a multi-screen cinema, and a wide range of restaurants. Local outdoor leisure opportunities include the cycle paths along the Water of Leith to Trinity and Stockbridge, as well as the Botanic Gardens and

Inverleith Park. There is a selection of local state and private schools nearby, including Edinburgh Academy, Fettes College, and Wardie Primary. Regular bus services are available from Ferry Road and Granton Road, with Ferry Road forming the key route across the north of the city, connecting Leith and the east of the city with the Forth Road Bridge, City Bypass, Edinburgh International Airport, and the M8.





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