



52/6 Boswall Avenue, Edinburgh, EH5 2EB

Tastefully Presented, Two-Bedroom, Triple-Aspect, Second (Top) Floor Flat with Garden Plot

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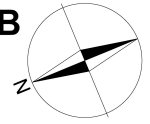
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Property Description



52/6 Boswall Avenue, Edinburgh EH5 2EB

Approximate Gross Internal Area: (775 sq ft - 72 sq m.)



Tastefully presented and spacious, two-bedroom, triple aspect, second (top) floor with a generous garden plot. Located on a desirable and leafy side street, in the popular Boswall area, lying to the north of Edinburgh city centre.

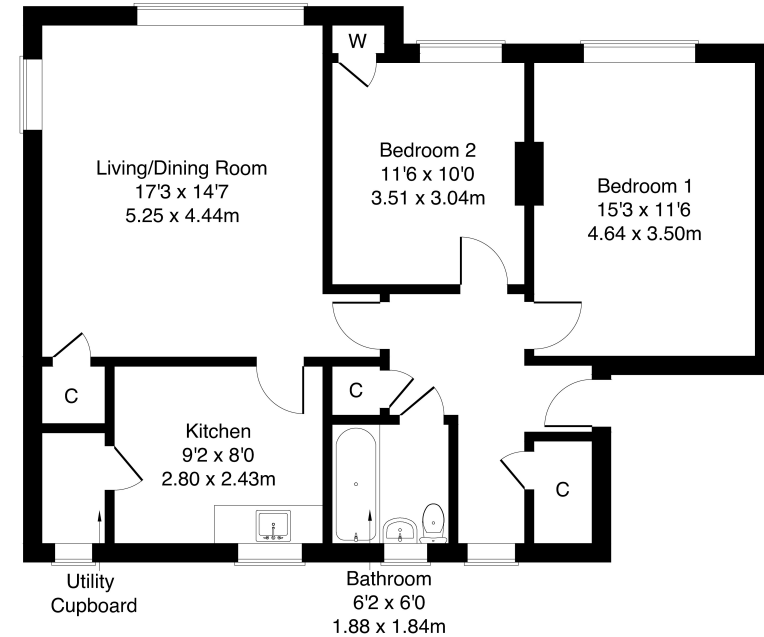
Comprises an entrance hall, living/dining, kitchen, utility cupboard, two double bedrooms, and a bathroom.

Features include a dual-aspect public room with a stove fireplace, parquet flooring for the hall, and a fitted kitchen with appliances. In addition, there is a contemporary bathroom, gas central heating and double glazing.

Externally, there is a shared drying green to the rear; whilst a particularly generous private garden plot includes store sheds, a lawn and a mix of established shrubbery.

A welcoming entrance hall affords access throughout the majority of the property and features two built-in storage cupboards. Set to the front, enjoying a dual aspect allowing plentiful natural light, the living room offers a generous room for freestanding furnishing and features a stove fireplace, a built-in cupboard and carpeted flooring. Set off the lounge, a stylish kitchen includes wood-effect worktops, a tiled surround, a sink with a drainer, a gas cooker and a fridge/freezer; whilst a convenient utility room houses the washing machine and offers superb storage provision.

Bedroom one is set to the front and offers a spacious room, finished in light decor and carpeted flooring; whilst bedroom two is similarly finished with light decor, carpeted flooring and a built-in cupboard. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator.



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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