

20 Boswall Drive

BOSWALL, EDINBURGH, EH5 2DX



*Spacious Two Bedroom Lower Flat in
Edinburgh's Popular Boswall Area*



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McEwan Fraser Legal is delighted to present this two-bedroom well-maintained lower flat in Edinburgh's popular Boswall area. The property is in excellent condition, however, would benefit from modernisation/upgrading

THE LOUNGE



Inside, the property comprises a fully equipped kitchen which provides access to the conservatory. The kitchen is fully functioning with a mixture of integrated and freestanding appliances. Accessed via the hall is a spacious living area which is bright and benefits from the fireplace as a focal point.

THE KITCHEN



THE CONSERVATORY





The property further benefits from two double bedrooms with various options on configuration. The home has a modernised three-piece shower room and would benefit from further upgrading.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

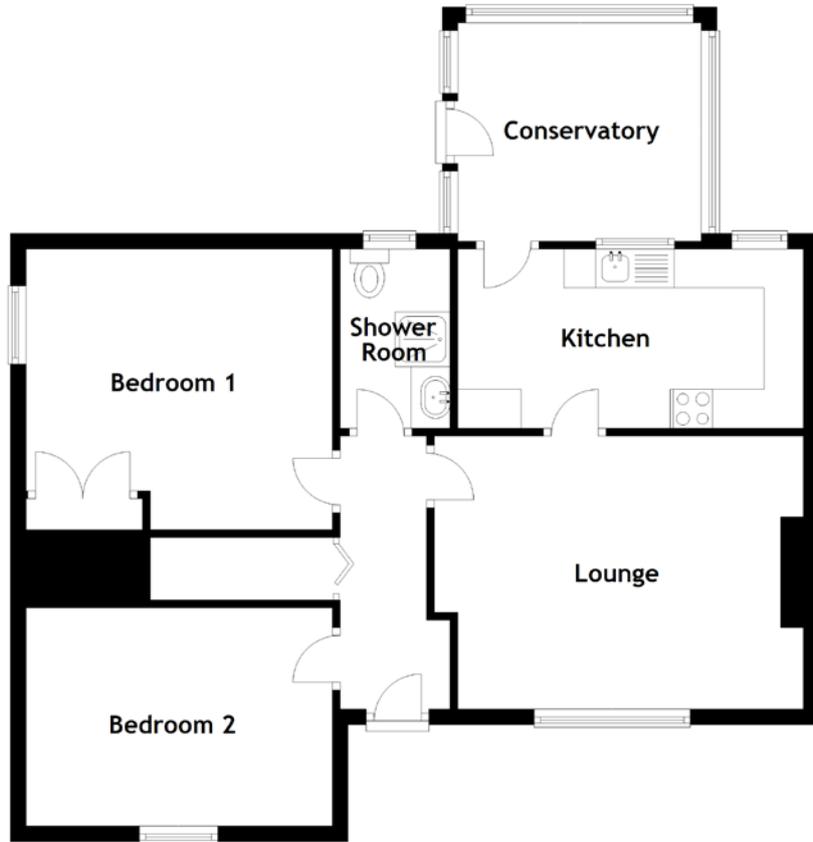


In addition to this, the property includes free on-street parking, double-glazed windows and gas central heating. Early viewing is recommended as it is expected the property will be of particular interest.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

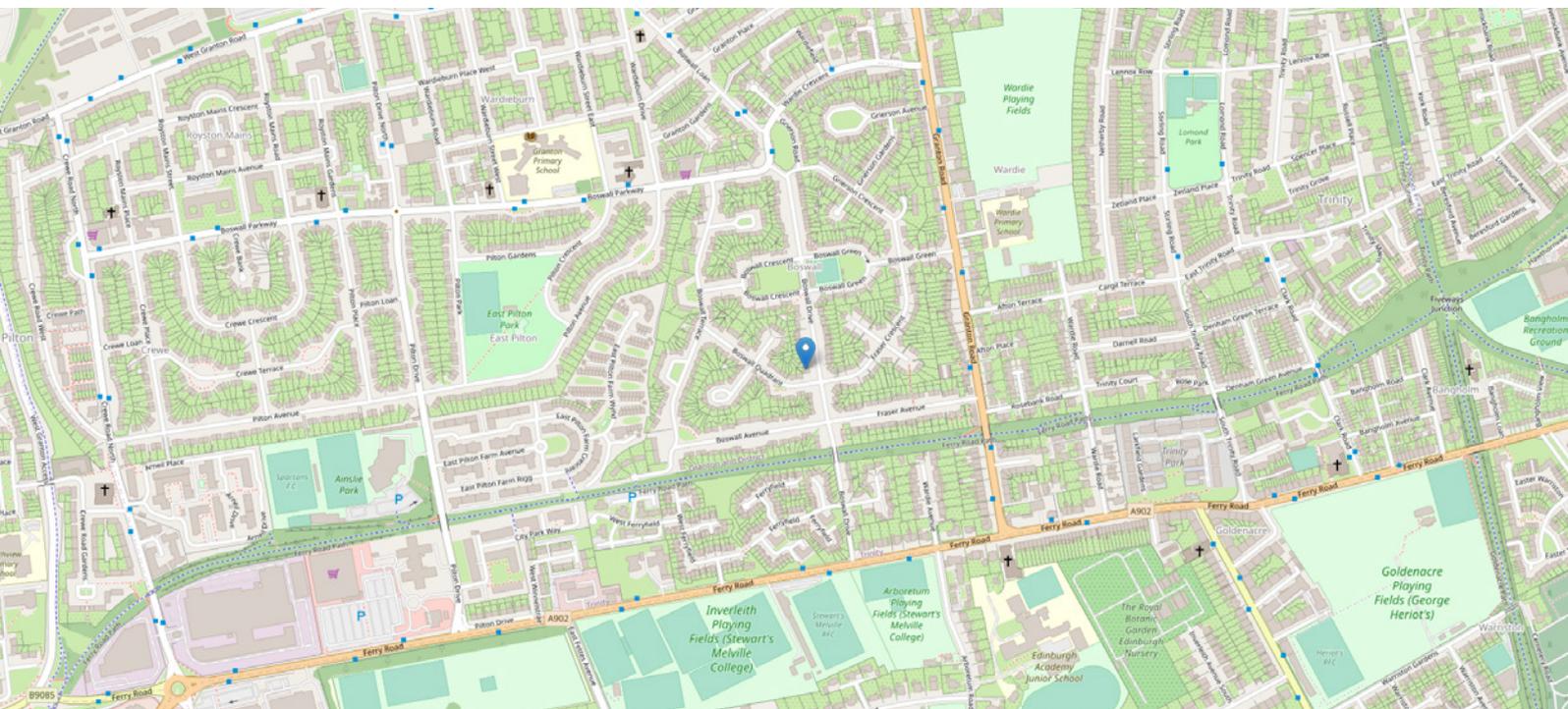


Approximate Dimensions
(Taken from the widest point)

Lounge 4.50m (14'9") x 3.50m (11'6")
 Kitchen 4.40m (14'5") x 2.30m (7'7")
 Conservatory 3.10m (10'2") x 2.80m (9'2")

Shower Room 2.40m (7'10") x 1.40m (4'7")
 Bedroom 1 3.90m (12'10") x 3.60m (11'10")
 Bedroom 2 3.90m (12'10") x 2.80m (9'2")

Gross internal floor area (m²): 76m²
 EPC Rating: D



THE LOCATION

There are parts of the city which, because of their location and character, stand head and shoulders above all else. Morningside might be one, Comely Bank could be another but Trinity, without a doubt, certainly is.





The district is purely residential and is situated just north of the New Town connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone-built villas to spacious flatted properties, all completed before the turn of the century.

Situated between Granton and Newhaven harbours there is local shopping available at Waitrose in Stockbridge as well as the 24-hour Asda store and Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

A few moments away, Leith waterfront provides a host of cafés, galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Several open-air recreational facilities are within easy reach of the area.

The Royal Botanic Gardens, many public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.



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