

17 Boswall Crescent

BOSWALL, EDINBURGH, EH5 2ER



*SPACIOUS, FOUR-BEDROOM, TRIPLE-ASPECT
DOUBLE UPPER VILLA IN EDINBURGH'S SOUGHT-
AFTER BOSWALL DISTRICT*



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McEwan Fraser is delighted to present this bright and spacious, four-bedroom, triple-aspect double upper villa in Edinburgh's sought-after Boswall district, just north of the city centre. The property enjoys a private rear garden.

Accessed via a private entrance stair, the property opens to a welcoming hallway leading to the main accommodation on the upper level. The generous living and dining room has a quality laminate, plenty of space for a variety of furniture arrangements, and excellent levels of natural light. The living room also has direct access to the adjoining kitchen.

The Property





Overlooking the rear garden, the contemporary kitchen is fitted with stylish wood-effect cabinetry, laminate worktops, an integrated ceramic hob, electric oven, extractor hood, and fridge/freezer, with additional space for a washing machine. A convenient utility/larder room is located off the kitchen.



Also on this level, the flexible fourth bedroom can serve as an additional dining room or home office, while the principal bedroom offers tranquil leafy views to the rear, fitted storage, and a traditional corner press. The stunning bathroom has beautiful contemporary tiling, a superb bath, and a separate shower.







The upper floor comprises a bright, carpeted landing with space for a study or workstation, a generous dual-aspect double bedroom with a substantial walk-in dressing room/store, and a further double bedroom with built-in wardrobe space.





Bedroom 1



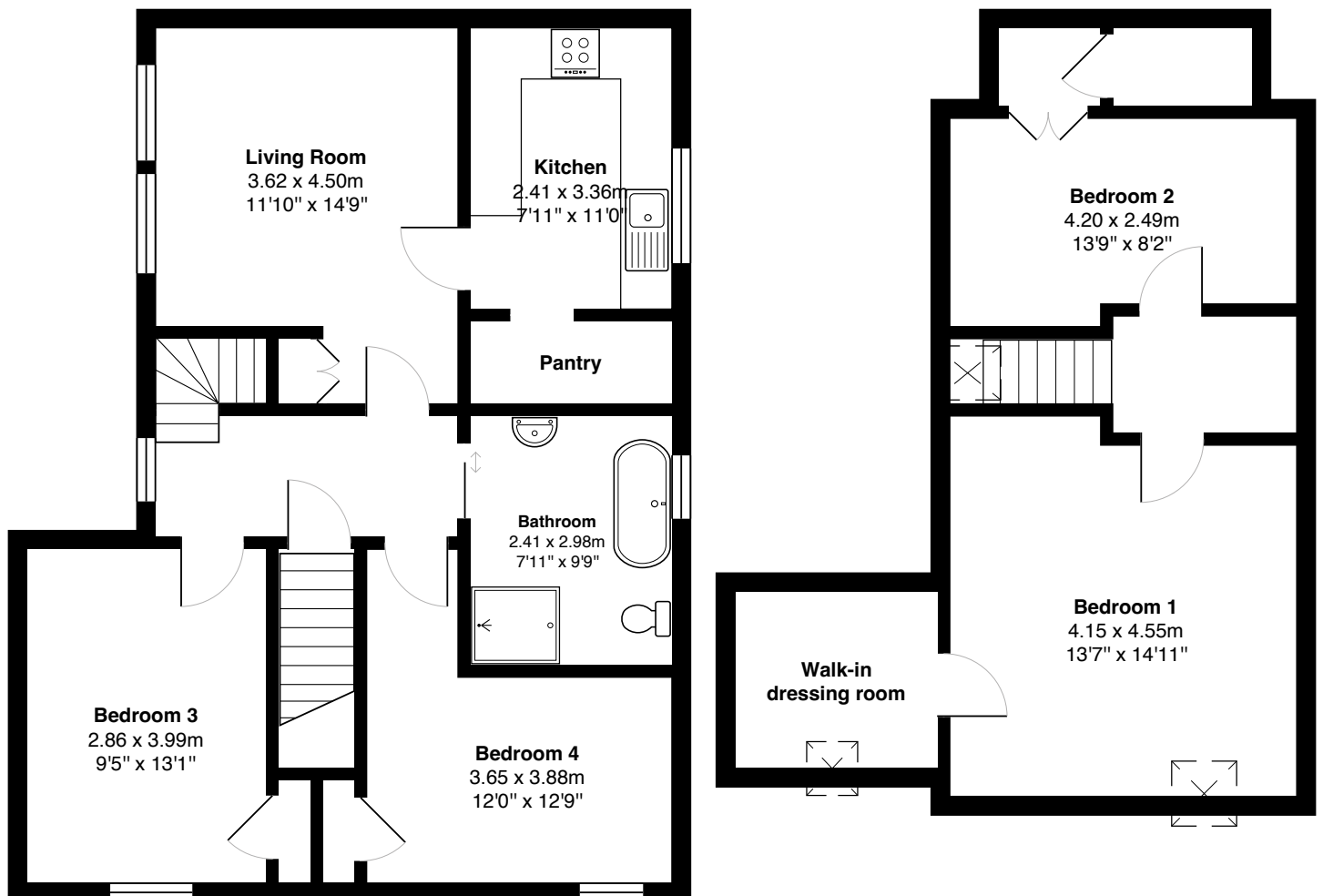


Bedroom 2





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Gross internal floor area (m²): 90m²

EPC Rating: C



This charming home combines period character with modern comfort, making it an ideal residence in one of Edinburgh's most popular residential areas.





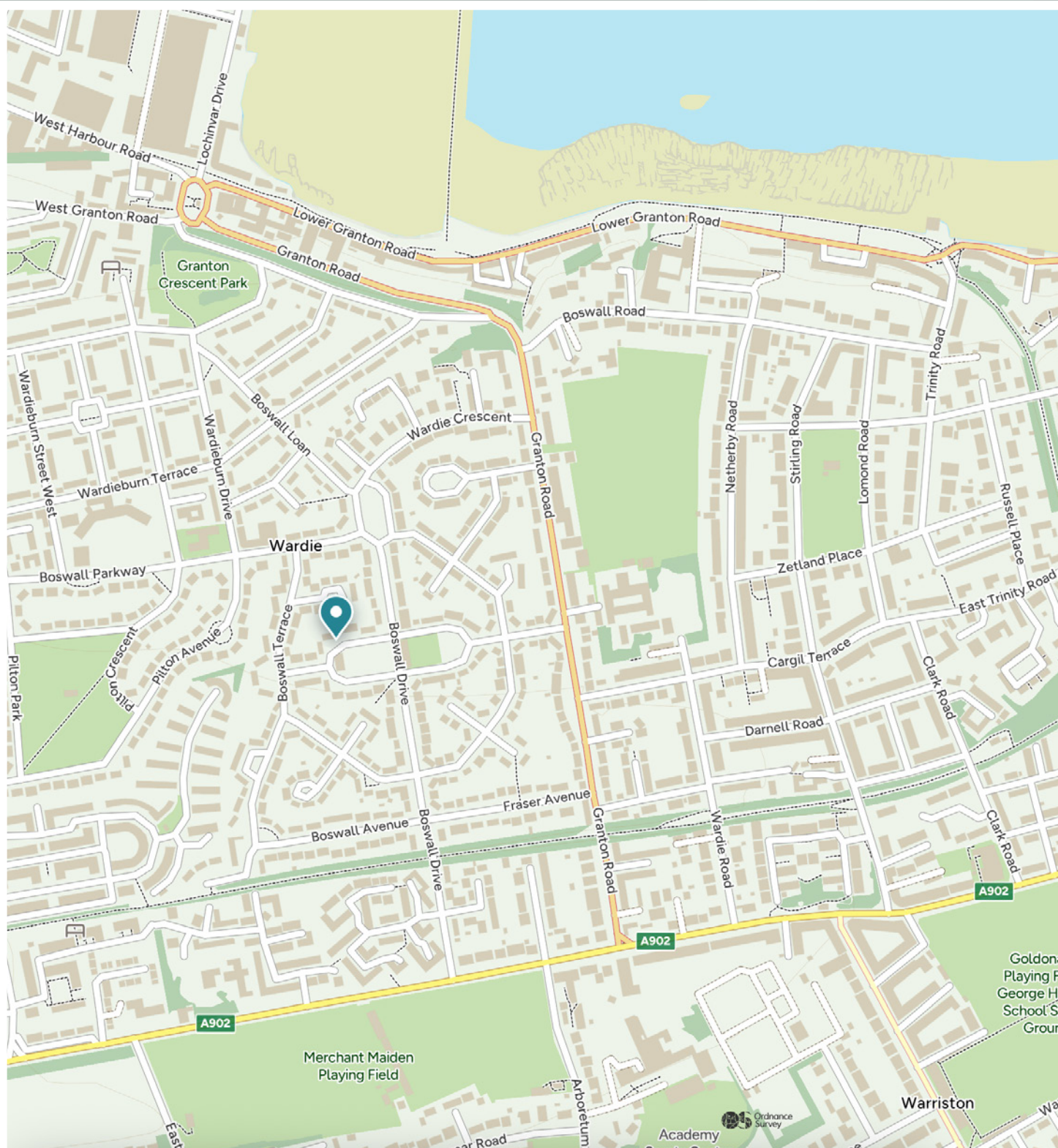


Nestled in northern Edinburgh, Boswall is a peaceful, well-connected neighbourhood popular with professionals and young families. It balances a relaxed, suburban feel with excellent city access via frequent buses. The A90 also offers straightforward routes to major road networks.

The area provides a safe, leafy environment with highly regarded schools. Beautiful green spaces like Inverleith Park, the Royal Botanic Garden, and the Water of Leith Walkway are perfect for walks and cycling.

Boswall is ideal for a balanced lifestyle. It's close to the city centre, Leith, and Stockbridge for work and socialising, yet offers a quiet residential retreat. Local amenities include independent cafes, shops, and gyms. With its characterful housing, strong community, and superb connectivity, Boswall is a highly sought-after spot for enjoying the best of Edinburgh.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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