

# 6 Boswall Quadrant

BOSWALL, EDINBURGH, EH5 2EH



*GENEROUSLY PROPORTIONED THREE BEDROOM  
SEMI DETACHED HOUSE IN EDINBURGH'S  
SOUGHT AFTER BOSWALL AREA*



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McEwan Fraser Legal is delighted to present this spacious three-bedroom semi-detached family home in the heart of Edinburgh's sought-after area of Boswall.

Inside, the property comprises a spacious living area which is bright and spacious, provides various options for furniture configurations and also leads into the nicely maintained conservatory, which provides options for additional living space or a generous dining area.















The fully equipped kitchen, which is accessed via the living room and provides direct access to the private, well-landscaped rear garden. The kitchen is fitted with an electric hob and double fan oven as well as free-standing white goods.





The property boasts three bedrooms, all of which are double in size, with the master bedroom benefitting from large integrated wardrobes and bedroom three is accessed off the downstairs hall, whilst bedrooms one and two are upstairs.







**Bedroom 1**







**Bedroom 2**



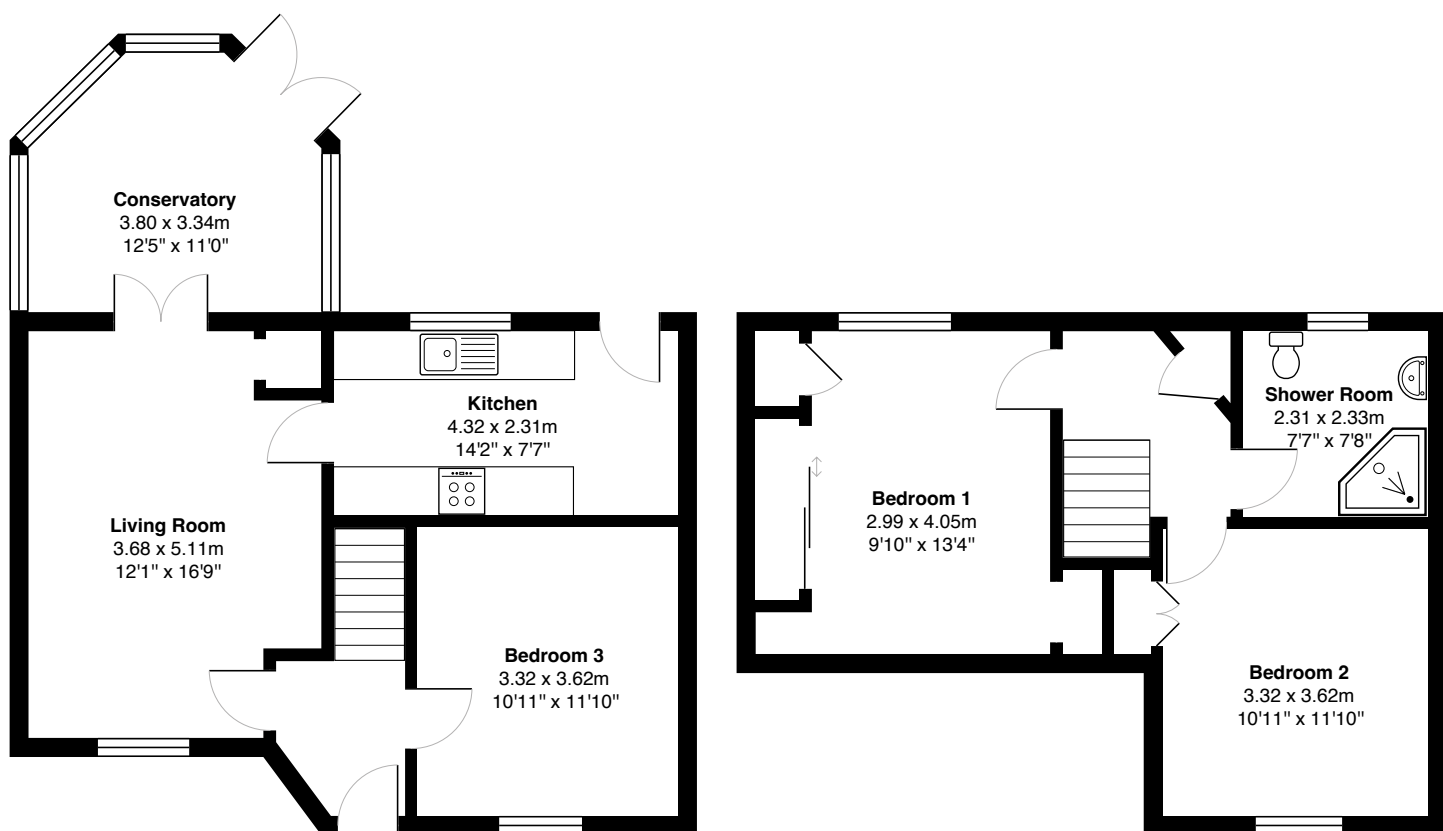




There is one main family shower room which is fitted with a three-piece modern shower suite and is in excellent condition.







Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>

EPC Rating: D

## Floor Plan



In addition to this, the property has access to a private attic which is fully floored and is accessible via a step ladder, there is gas central heating and modern double glazing making the home, cosy and cost-effective and parking is free on street or off street in the double driveway.







## INVERLEITH PARK

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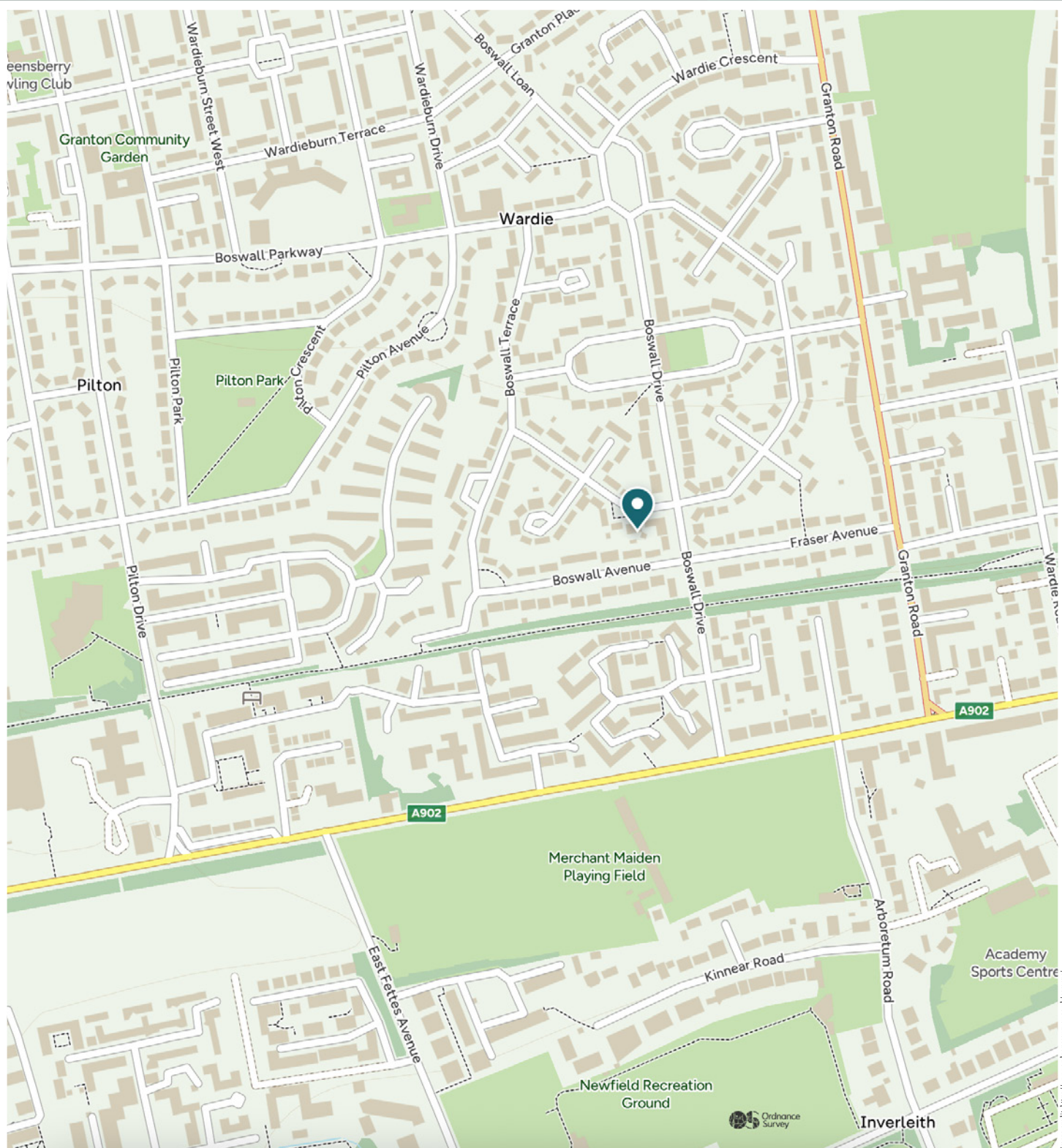
In the main, Boswall is that area of the City lying to the North of Ferry Road, between Pilton Drive and Granton Road. This is an area which was constructed during the 1930's and comprises mainly upper and lower villa flats within blocks of four. There are other styles of course. Reference to a street map will reveal that Boswall is actually relatively close to the City centre, the most direct route being via Inverleith Row. Using one of the bus services that use this particular route, the City centre can often be reached in a matter of fifteen minutes.

On Boswall Parkway, near to the local Primary School there is a good supermarket. Nearer by is a useful parade of shops, satisfying most daily requirements. However, should this prove insufficient, it is a simple matter to travel up to Goldenacre where there is a very good choice, along with banking and post office services. Only a little further on lies Stockbridge and then the City centre itself.

All things considered, this is a quiet, peaceful, residential location, well served locally enjoying good communication with other parts of the City, within the easiest reach of the City centre.

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