

110 Boswall Parkway

BOSWALL, EDINBURGH, EH5 2PL



Three-bedroom lower villa that is presented to the market in very good condition. Excellent opportunity for a first-time buyer or investor.



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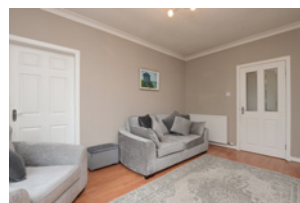


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McEwan Fraser Legal is delighted to present this three-bedroom lower villa to the market. The property is presented to the market in very good condition, making this an excellent opportunity for a first-time buyer or investor. Alongside generous proportions, the property enjoys gas central heating, double glazing, a driveway, and a private rear garden.

THE LIVING ROOM



Internally, the accommodation is focused on a generous living room that overlooks the rear garden. There is plenty of space for a variety of different furniture arrangements, giving a new owner plenty of scope to create their ideal living space. The living room directly connects to the kitchen and an additional public room/ third bedroom to one side.

DINING/BEDROOM 3



THE KITCHEN



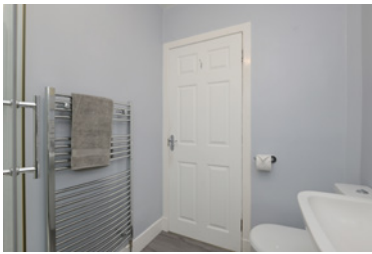
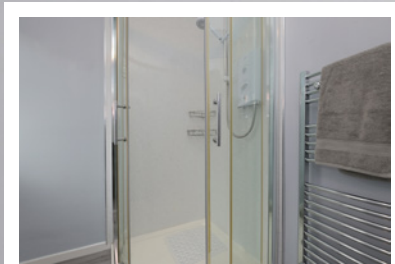
The kitchen itself comprises a range of base and wall-mounted units alongside a mixture of integrated and free-standing appliances.





There are two further very well-proportioned double bedrooms. The master is a particularly spacious double which boasts a bay window, built-in wardrobe, and ample space for a full range of free-standing furniture. The accommodation is completed by a contemporary shower room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

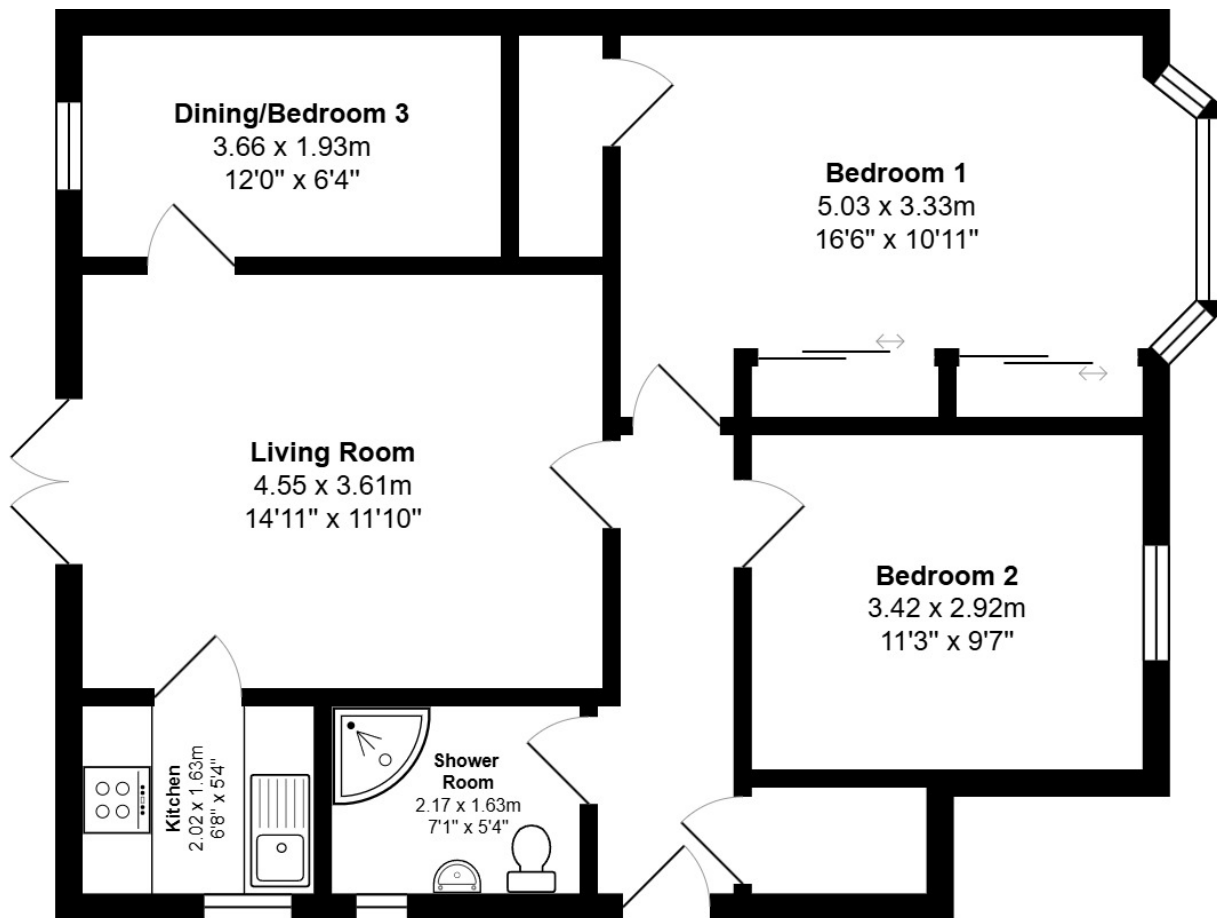


Externally, there is a driveway and a well-maintained, private, south-facing rear garden.

EXTERNALS

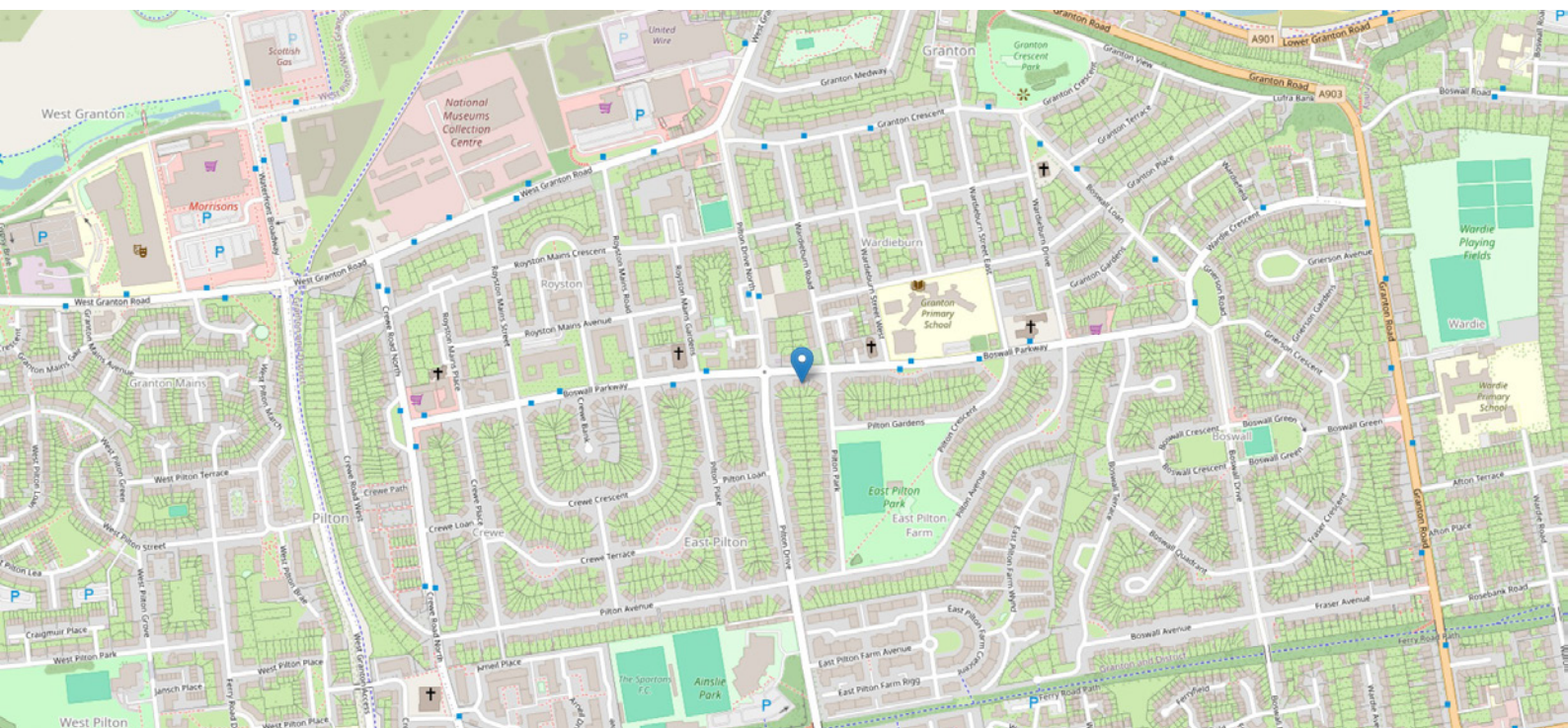


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 69m² | EPC Rating: C



THE LOCATION

Nestled in the northern part of Edinburgh, Boswall is a peaceful yet well-connected neighbourhood that perfectly balances city convenience with a relaxed suburban feel. Popular with professionals and young families, Boswall offers a welcoming community atmosphere, attractive period homes, and easy access to the city centre. Commuters will appreciate the excellent transport links, with frequent buses to the city and nearby train stations at Granton, Trinity, and Inverleith providing quick connections across Edinburgh and beyond. The A90 is also close by, offering straightforward routes to the Forth Bridges and major road networks.





For young families, Boswall offers a safe and leafy environment, with highly regarded local schools, parks, and green spaces such as Inverleith Park and the Royal Botanic Garden just a short distance away. The nearby Water of Leith Walkway and Granton waterfront provide scenic spots for weekend walks or cycling. Professionals will find the area ideal for a balanced lifestyle, close enough to the city centre, Leith, and Stockbridge for work and socialising, yet offering a quieter, more residential setting to come home to. Local amenities include independent cafes, grocery shops, and gyms, while nearby neighbourhoods like Trinity and Goldenacre add further dining and leisure options.

With its blend of characterful housing, strong community feel, and superb connectivity, Boswall is an increasingly sought-after area for those looking to enjoy the best of Edinburgh living.



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