

8 Boswall Parkway

EDINBURGH, EH5 2BJ



*Fully Renovated Family Home In Excellent Condition
Situated in Edinburgh's Desirable Boswall Area*



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McEwan Fraser Legal is delighted to present this three-bedroom family home to the market. Situated in the desirable Boswall area of Edinburgh. The property is in walk-in condition having been fully renovated by the current owners.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area with a gas-fired feature fireplace. The living room is very well proportioned and leads to both the private back garden and into the kitchen dining room.
- Fully equipped kitchen/dining area. Situated to the rear of the property in the modern extension. Flooded with natural light from the south-facing aspect. The Kitchen area incorporates modern family beautifully, fitted with fully integrated appliances from the induction hob, and oven to the washing machine, fridge freezer and dishwasher.

THE KITCHEN/DINER







- The property benefits from Three spacious double family bedrooms which offer various possibilities for furniture configurations.
- The house has one main family bathroom which is fitted with a four-piece suite and is finished to a high standard.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



THE ATTIC

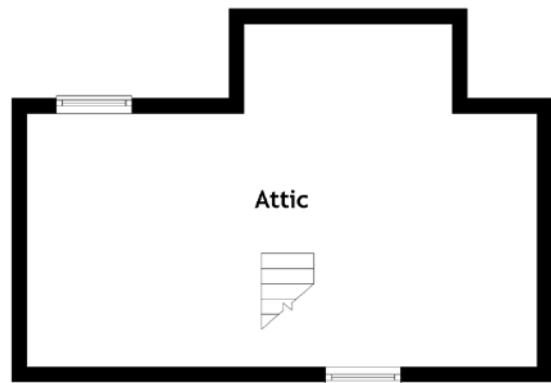
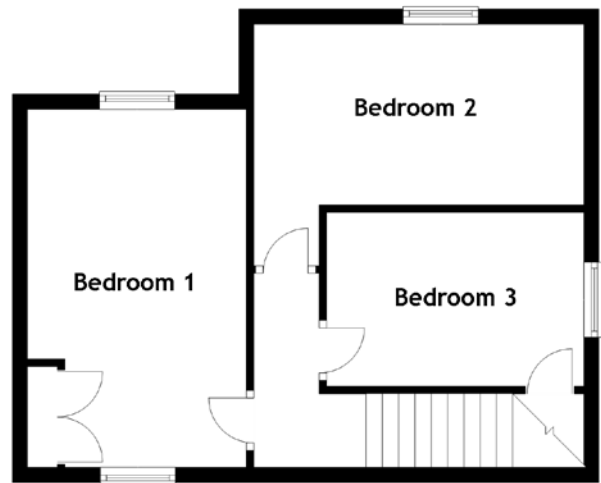
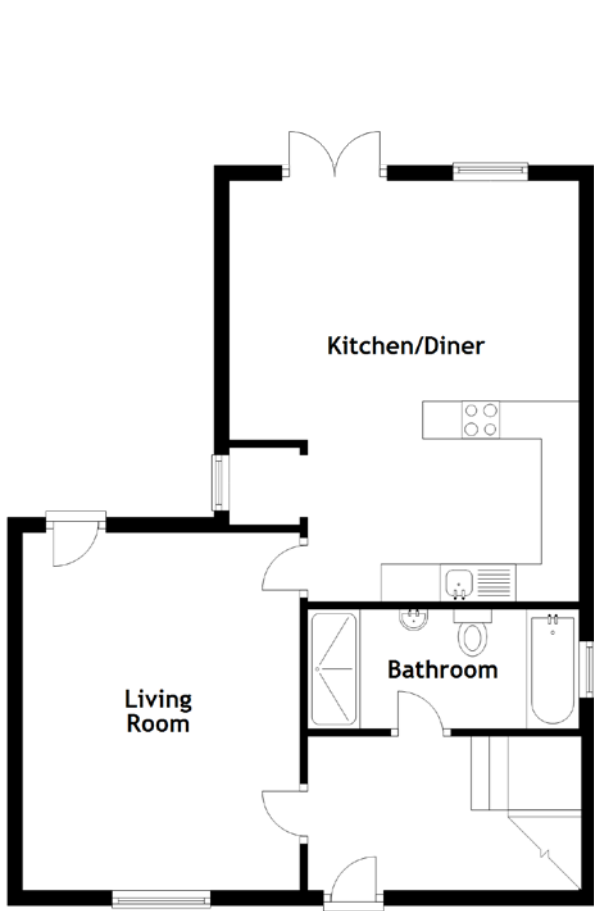


In addition, the property includes a driveway for two cars comfortably accessed via its private electric gate. Private landscaped rear garden, full modern double glazing and brand new gas combi boiler making for a warm and more cost-effective home year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

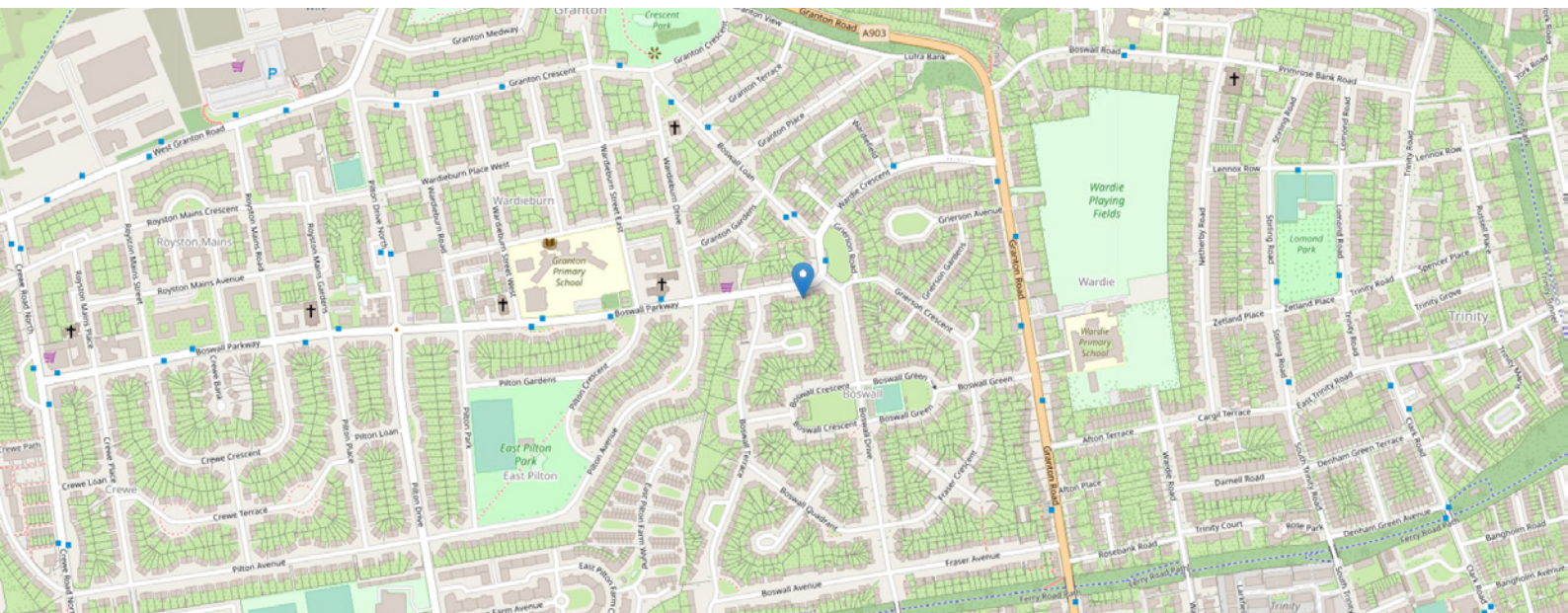


Approximate Dimensions (Taken from the widest point)

Living Room	4.76m (15'7") x 3.69m (12'1")
Kitchen/Diner	5.60m (18'4") x 4.65m (15'3")
Bedroom 1	4.76m (15'7") x 2.91m (9'7")
Bedroom 2	4.46m (14'8") x 3.25m (10'8")

Bedroom 3	3.42m (11'3") x 2.46m (8'1")
Bathroom	3.61m (11'10") x 1.59m (5'3")
Attic	6.78m (22'3") x 4.56m (14'11")

Gross internal floor area (m²): 98m²
EPC Rating: C



THE LOCATION

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, the property falls into the catchment area for Wardie Primary. Near to the local Primary School there is a good supermarket. It is also worth noting that. 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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