

6 Boswall Parkway

EDINBURGH, EH5 2BJ



*SPACIOUS THREE BED
SEMI-DETACHED HOUSE*



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The Lounge





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

Inside, the property comprises of a spacious living area which is flooded with natural light due to the windows at both ends of the building. There is a fully equipped separate kitchen with



a four ring gas hob, fan oven and free-standing white goods. The kitchen gives access into the conservatory which would serve well as a dining space or separate living room. The house has three generously proportioned bedrooms, all of which are double bedrooms and have space for free-standing storage. The house has one main three-piece family bathroom with a modern finish and shower over the bath.



Conservatory





Bedroom 1





Bedroom 2

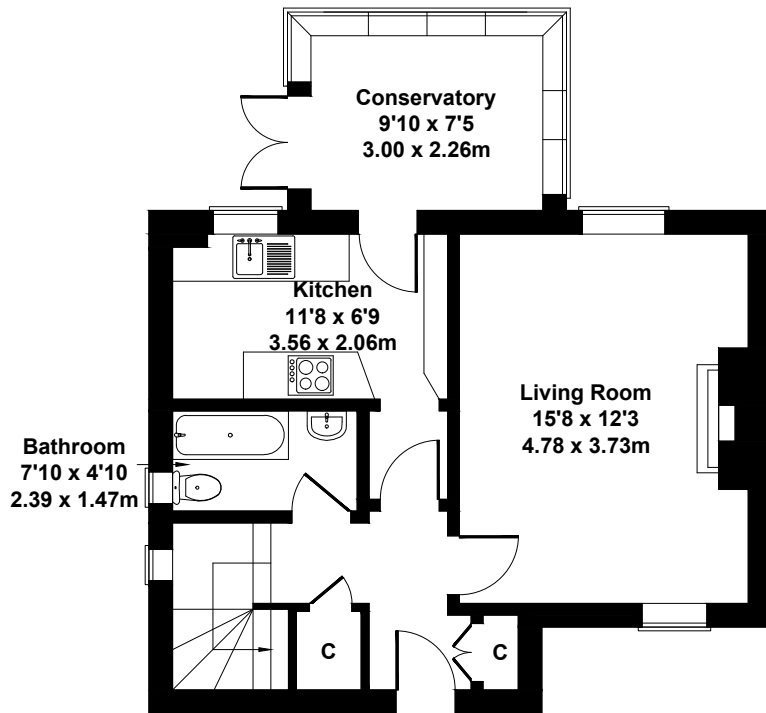




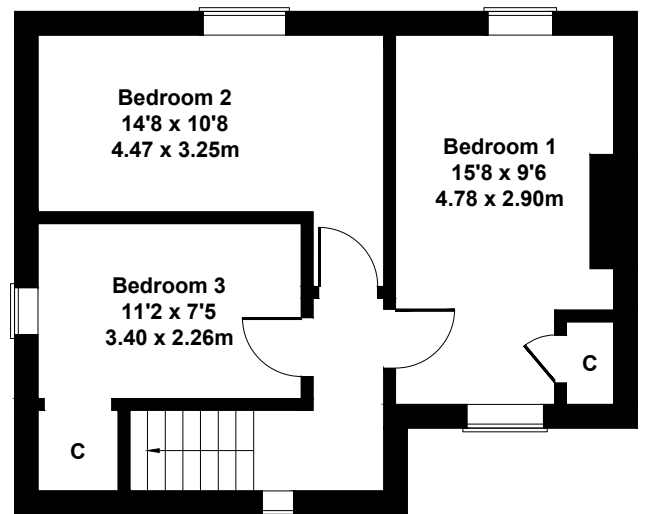


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Approximate Gross Internal Area
955 sq ft - 89 sq m



GROUND FLOOR



FIRST FLOOR



In addition to this, the property includes a private south-facing garden, off-street parking, gas central heating and double-glazed windows, making for a warm and cost-effective home year-round.

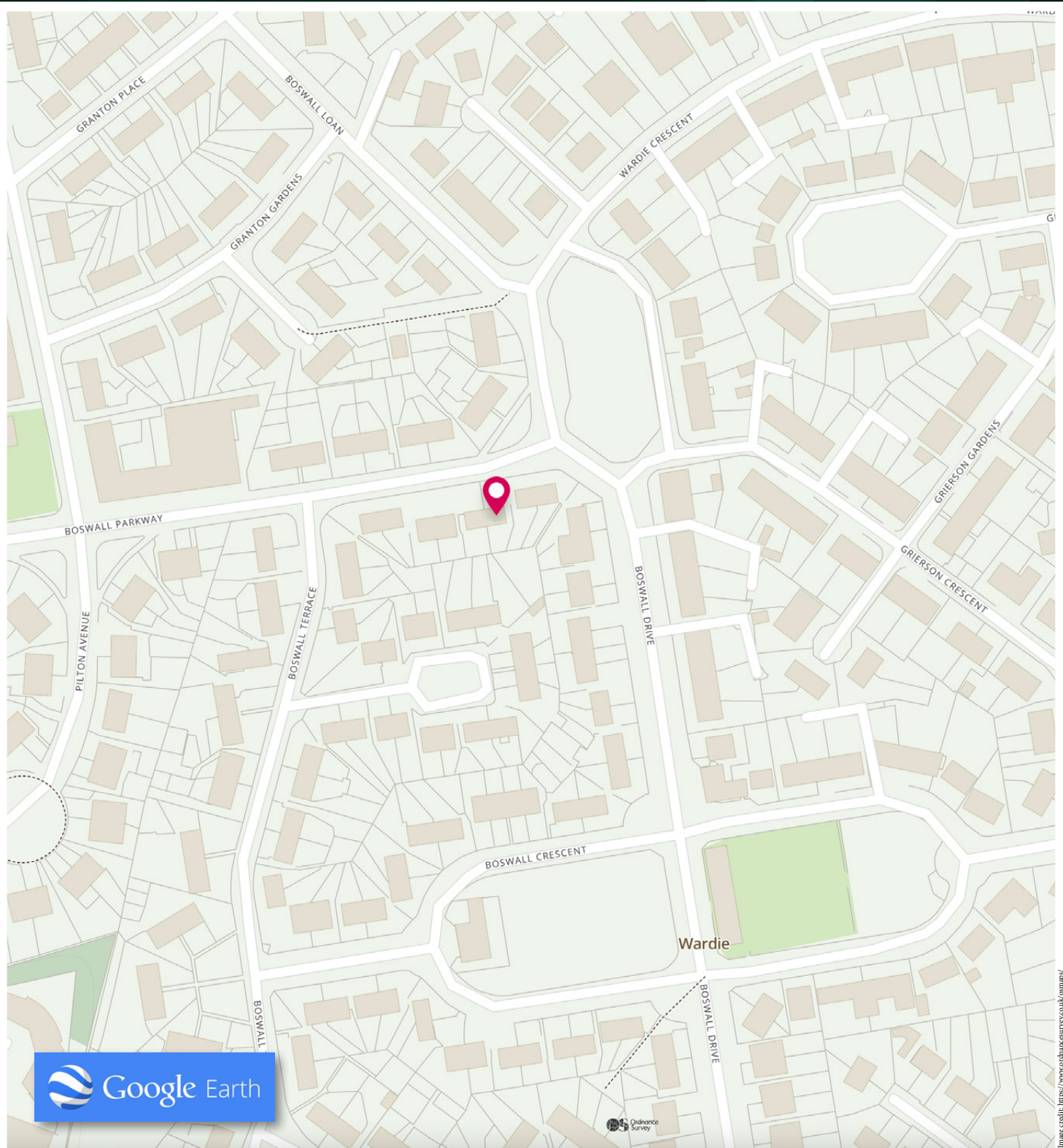




In the main, Boswall is that area of the City lying to the North of Ferry Road, between Pilton Drive and Granton Road. This is an area which was constructed during the 1930's and comprises mainly upper and lower villa flats within blocks of four. There are other styles of course. Reference to a street 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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