



Location

This main door, double upper flat sits in a popular area to the north of the city centre, close to the shore line of the Forth Estuary.

Boswall is well served by local shops with a large Morrisons on Ferry road and Craigleith Retail Park only a short distance away. Trendy boutiques and eateries are available in the nearby Stockbridge area and the city centre shops and attractions are easily accessible.

Nursery, primary, and secondary schooling are all readily accessible and Edinburgh College and the Western General Hospital are also close by.

There are a variety of leisure facilities in the area including the sports centre and swimming pool at Ainslie Park, Inverleith Park and the Botanic Gardens. Leisurely walks can be taken along the beach at Silverknowes or Granton Harbour.

The Airport, City Bypass and main motorway networks are also within easy reach.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance stair

Landing

Living room

Kitchen with Cooker, extractor fan, washing machine and fridge freezer: these items are believed to be in good working order though their condition is not warranted

Two bedrooms

Bathroom with shower over bath, wash basin and WC

Large attic room on upper floor

Gas central heating

Double glazing

Driveway to front

Private garden grounds to front, gable and rear



Home Report

Please visit: www.allingham.co.uk or www.espc.com

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
88m²

