

20 Boswall Crescent

BOSWALL, EDINBURGH, EH5 2EP



*IMMACULATE THREE BED SEMI
WITH DRIVEWAY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Part exchange available! McEwan Fraser is delighted to present this three-bedroom semi-detached house to the market. The property sits on a wide corner plot in the heart of Boswall, a sought-after residential area to the north of the city centre.

Internally, the accommodation is focused on a spacious dual-aspect living room which is flooded with natural light and has patio doors opening to the rear garden. There is a stylish kitchen with a range of base and wall-mounted units set against a tiled splash-back. Integrated appliances include a four-ring gas hob, an electric oven, and a grill. The ground floor accommodation is completed by a contemporary bathroom which is tiled and finished with a white three-piece suite and a shower over the bath.

The Property







Upstairs, the house has three generously proportioned bedrooms, all of which are double bedrooms and have space for free-standing storage.

For extra warmth and comfort, the property boasts gas central heating and double glazing.



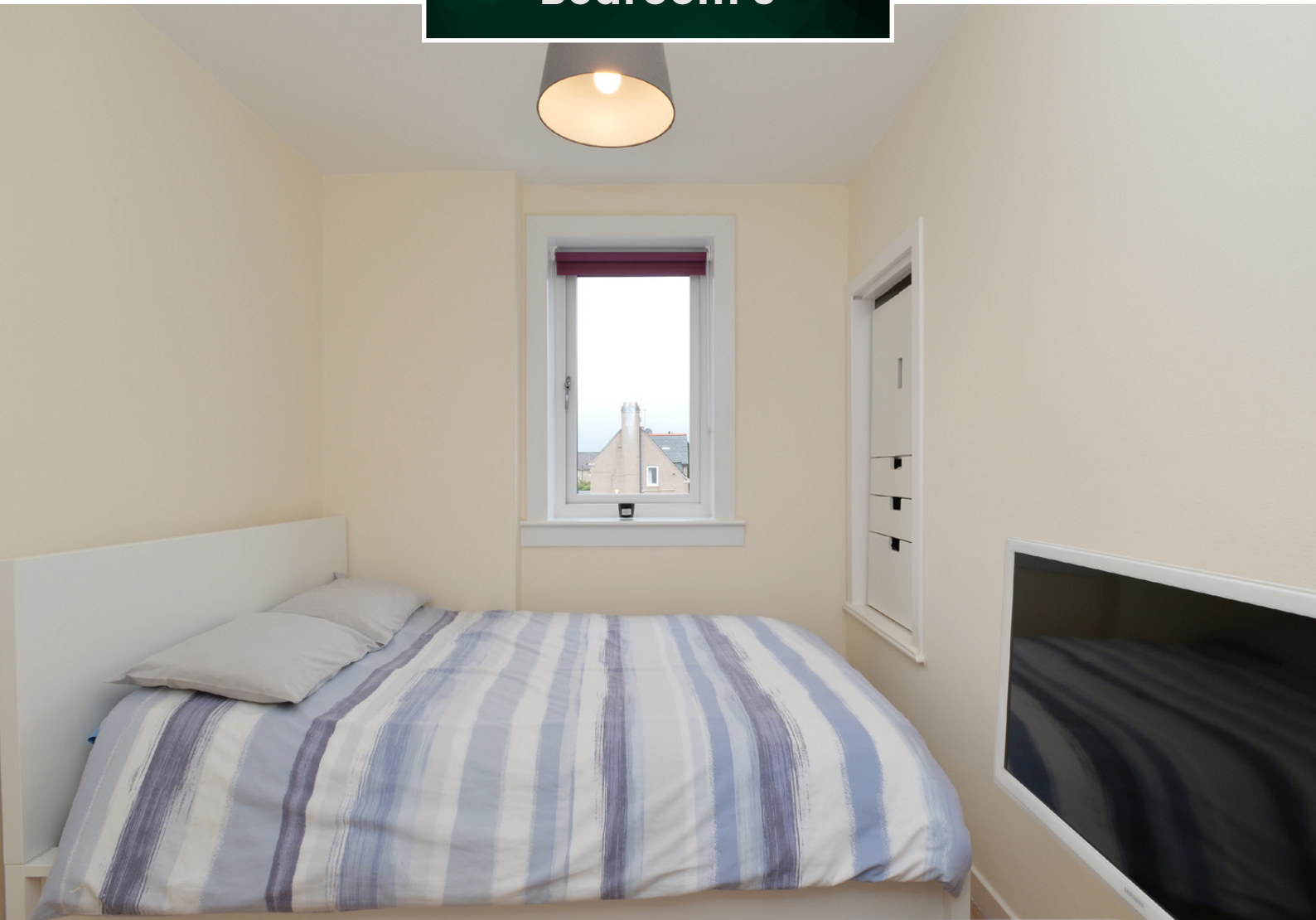


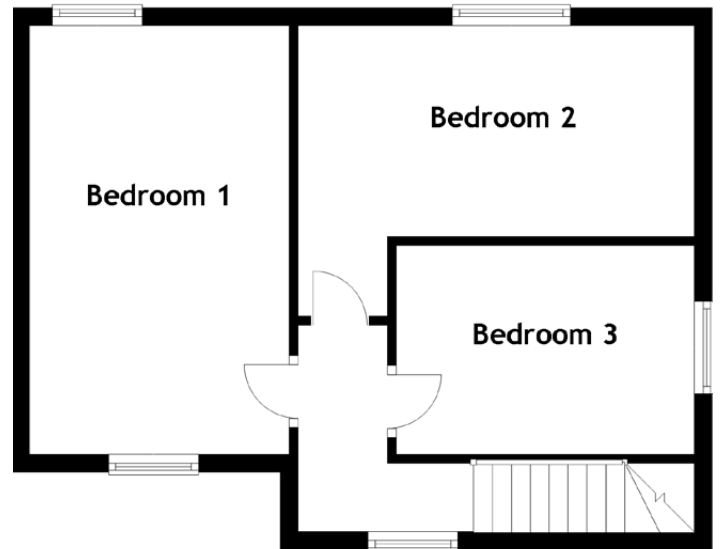
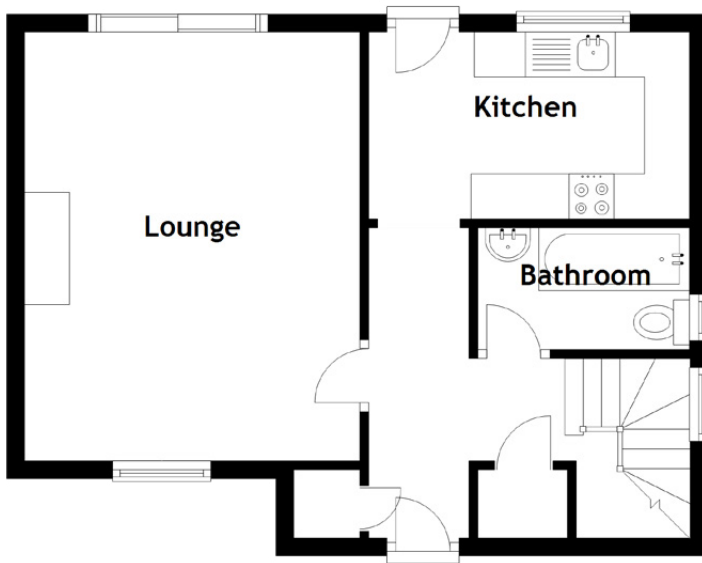
Bedroom 2





Bedroom 3





Approximate Dimensions
(Taken from the widest point)

Lounge	4.77m (15'8") x 3.73m (12'3")
Kitchen	3.57m (11'9") x 2.08m (6'10")
Bedroom 1	4.77m (15'8") x 2.89m (9'6")
Bedroom 2	4.40m (14'5") x 2.35m (7'8")
Bedroom 3	3.31m (10'11") x 2.32m (7'7")
Bathroom	2.36m (7'9") x 1.36m (4'5")

Gross internal floor area (m²): 80m²

EPC Rating: C

VIRTUAL TOUR CAN BE VIEWED [HERE](#)

Externally, the property is exceptionally well-presented. The corner position allows for a generous front garden and a large driveway which are bordered by a metal fence and with gates for the driveway. To the rear, there is a substantial deck adjacent to the property which would be perfect for entertaining. The west-facing rear garden is largely laid to lawn and perfect for afternoon and evening sunshine in the summer months.





Boswall is on the north side of the city centre which can be reached via a frequent public transport service that runs close by.

There is also easy access to excellent shopping facilities in Ferry Road (Morrisons), West Granton Road (Morrisons), Craigleith Shopping Centre and at Ocean Terminal with all its High Street outlets. The area is in the catchment for Wardie Primary School. The area is close to one of Edinburgh's cycle paths which leads to the vibrant Shore area with all its popular bars, cafes, and restaurants. Other recreational facilities include Ainslie Park Leisure Complex, The Vue Cinema Complex, David Lloyd Health Club, Royal Botanic Gardens and Inverleith Park.

The Location

