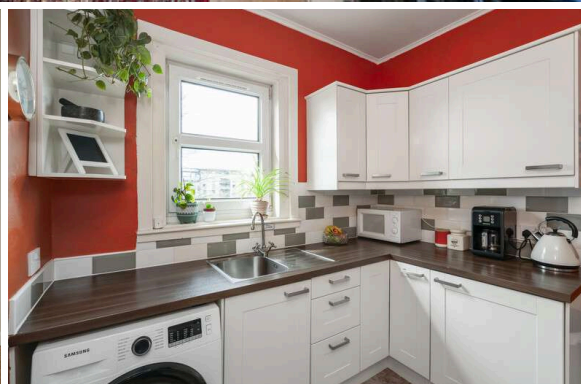
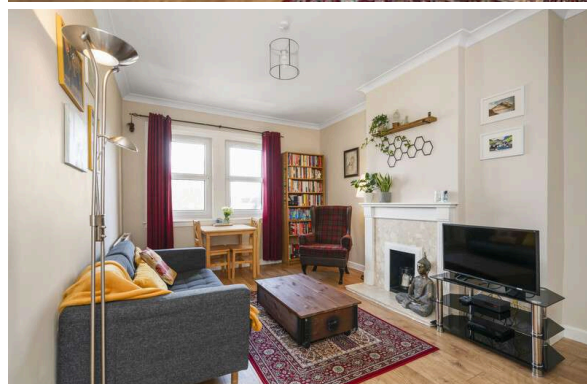




52/5 Boswall Avenue  
BOSWALL | EDINBURGH | EH5 2EB

  
**warners**  
solicitors & estate agents





## 52/5 Boswall Avenue

BOSWALL | EDINBURGH | EH5 2EB

Set on a tranquil tree lined street, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented top floor apartment. Boasting a private garden, communal drying green, gas central heating, double glazing and free on street parking this property would make an ideal first time buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, bright twin windowed lounge with feature fireplace and generous dining space, a contemporary kitchen with attractive units and deep pantry cupboard, two well-proportioned double bedrooms, a study which would make an ideal working from home office and the flat is completed by a stylish bathroom with shower over bath.

- Bright top floor apartment
- Private garden and communal drying green
- Welcoming hallway
- Large lounge with generous dining space
- Contemporary kitchen with attractive units
- Two well-proportioned double bedrooms
- Excellent home office or study
- Stylish bathroom with shower over bath

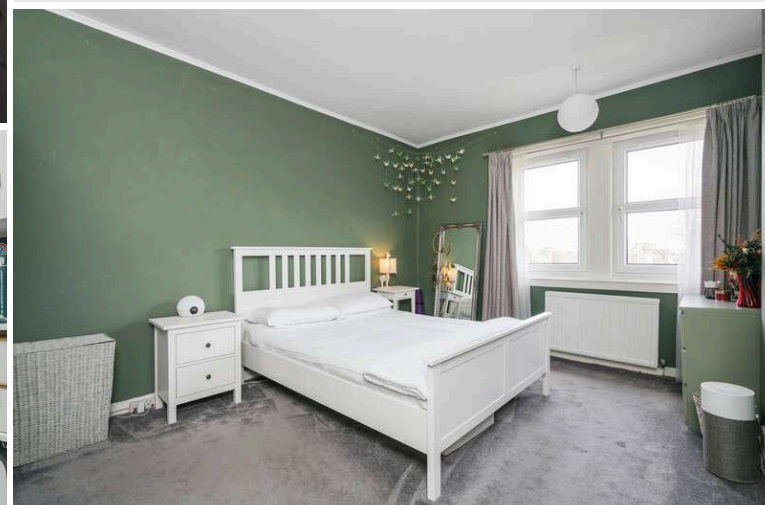
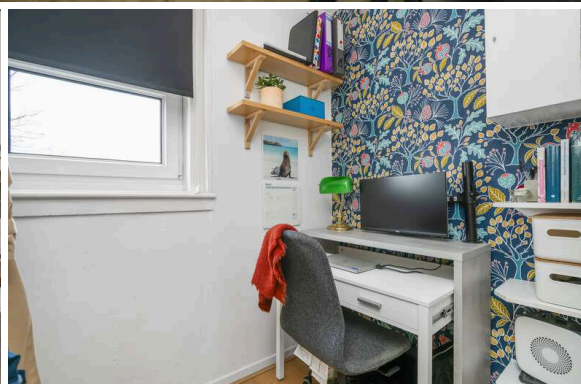
EPC rating D

Extras included in the sale : Wood and laminate floor coverings, bedroom carpet, light fixtures, bathroom cabinet and mirror, blinds and shelving in study and second bedroom, hob, oven, extractor hood, fridge and freezer.

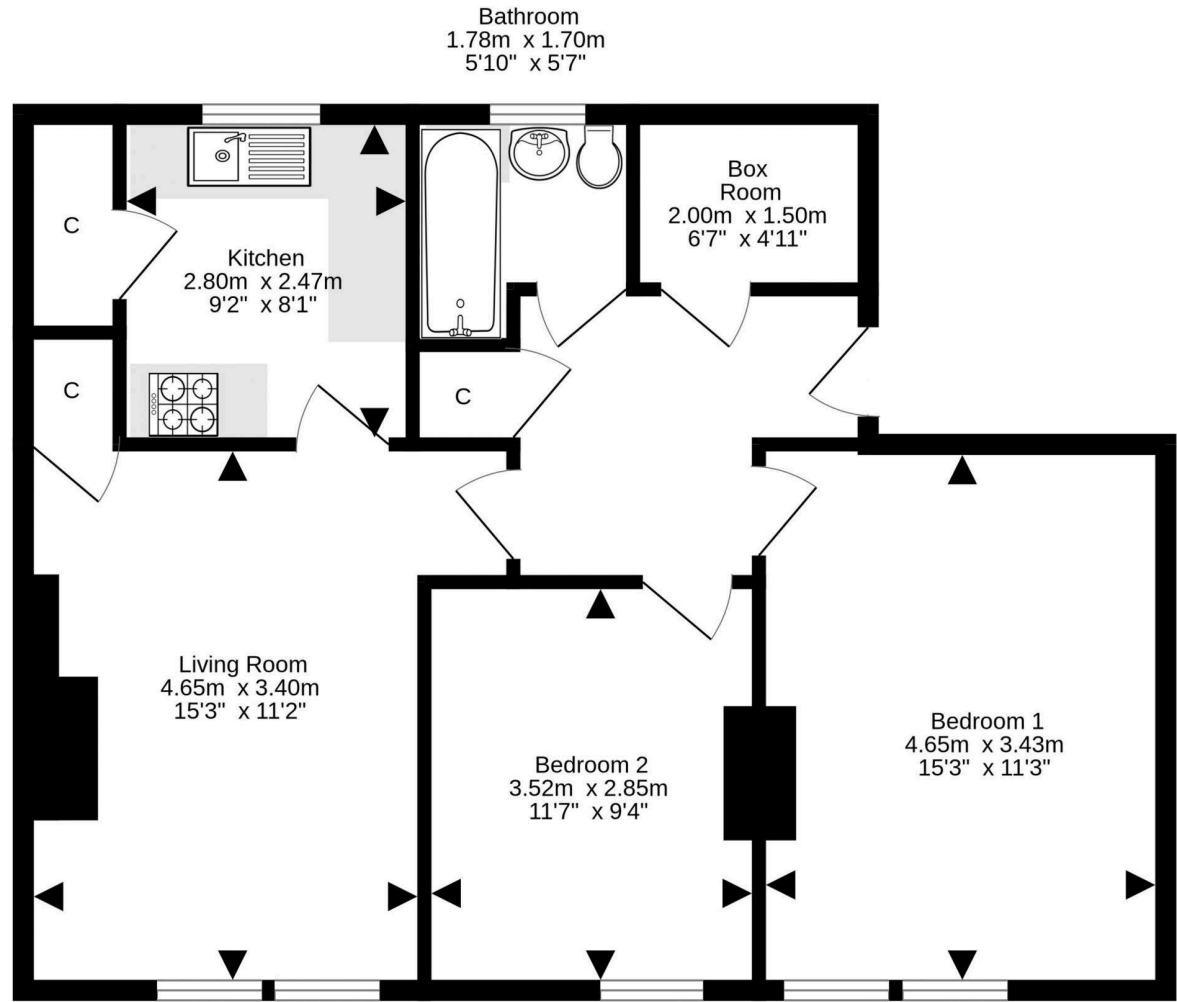
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The Boswall area of Edinburgh lies to the north of the City Centre. Excellent amenities nearby include several superstores plus the Ocean Terminal shopping and cinema complex and the highly regarded recreational facilities including the David Lloyd and Ainslie Park Leisure centres. Stockbridge and the Royal Botanic gardens are conveniently close. There are regular bus services to and from the City Centre and surrounding areas and a well used and maintained off-road cycle path and walkway nearby. There are superb local schools within easy reach from nursery to high schools and college campuses. Edinburgh City Bypass and the main motorway networks are also within easy reach and there is good road access to the Forth Road Bridge, M8 and Edinburgh International Airport.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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