



28/1 Boswall Terrace
Boswall, Edinburgh
EH5 2EF



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Please contact us for
more information:

0131 555 7055
property@watermans.co.uk





Summary

Situated in the Boswall area of the city, this ground-floor flat offers two bedrooms, a spacious reception room, a kitchen, and a shower room, as well as a private garden, access to a shared garden, and unrestricted on-street and private driveway parking. The flat is ideally proportioned for first-time buyers, professionals, young families, downsizers, and rental investors alike. Everyday essentials can be found in the immediate area, as well as transport links connecting across the city, whilst the city centre is under three miles away.

Extras: All fitted floor coverings, window coverings, light fittings, washing machine, fridge, cooker, freezer, two TVs, summerhouse and shed will be included in the sale.

Features

- Ground-floor flat in Boswall
- Shared entrance
- Airy hall with built-in storage
- Living/dining room with French doors onto garden
- Bright kitchen with excellent storage
- Two double bedrooms with built-in storage
- Shower room with vanity storage and towel radiator
- Private, low-maintenance front garden
- Access to a shared rear garden
- Unrestricted on-street and private driveway parking
- Gas central heating and double glazing







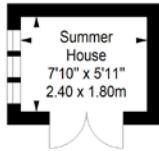


Floorplan

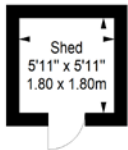


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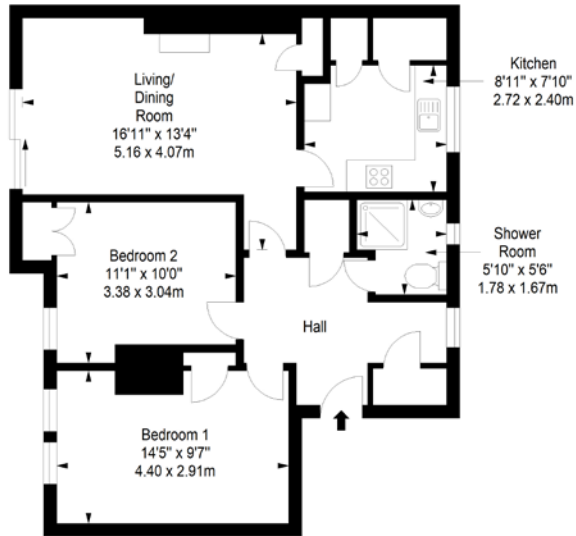
Summer House
Approx. 4.3 sq. metres (46.3 sq. feet)



Shed
Approx. 3.2 sq. metres (34.4 sq. feet)



Ground Floor
Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.4 sq. feet)

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU

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Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

westcoast@watermans.co.uk

ēspc
rightmove



EPC Rating - D | Council tax band - C | Home report Value - £215,000

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