

● Beveridge
● Philp
& Ross
0131 554 6244



Offers Over £420,000

29 Boswall Drive, Trinity, Edinburgh EH5 2DU





Stunning Three Bed Semi-Detached Villa With Private Gardens & Garage

This is a stunning modernised three-bedroom semi-detached villa commanding a bright corner position set along a leafy tree lined street in the highly sought after residential district of Trinity, convenient to local amenities, schools and transport links.

An extremely desirable family home enjoying a light southerly aspect offering flexible accommodation over two levels with the heart of the property being the well-designed contemporary kitchen/family/dining room enjoying direct access to the enclosed private rear garden. In brief, the accommodation comprises: entrance vestibule/hall, bay windowed lounge with window shutters & feature fireplace, large well fitted kitchen/family/dining room with integrated appliances (hob/oven, dishwasher and automatic washing machine/tumble drier), two good sized double bedrooms, single bedroom and stylish bathroom with shower. There is also access via the upper landing to a sizeable floored and lined attic room with Velux window. Tastefully decorated with enhancing features including attractive wood flooring, further benefits include gas central heating, double glazing, smart tech and excellent storage. There are mature, well-tended private gardens to the front, side and rear of the property with a Monoblock driveway giving access to a single garage with up and over door, light and power.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.17 m x 3.94 m / 13'8" x 12'11"
Kitchen Family Dining Room	5.79 m x 4.34 m / 19'0" x 14'3"
Bedroom 1	3.91 m x 3.53 m / 12'10" x 11'7"
Bedroom 2	3.91 m x 3.48 m / 12'10" x 11'5"
Bedroom 3	2.67 m x 2.06 m / 8'9" x 6'9"
Bathroom	2.03 m x 2.03 m / 6'8" x 6'8"

LOCATION

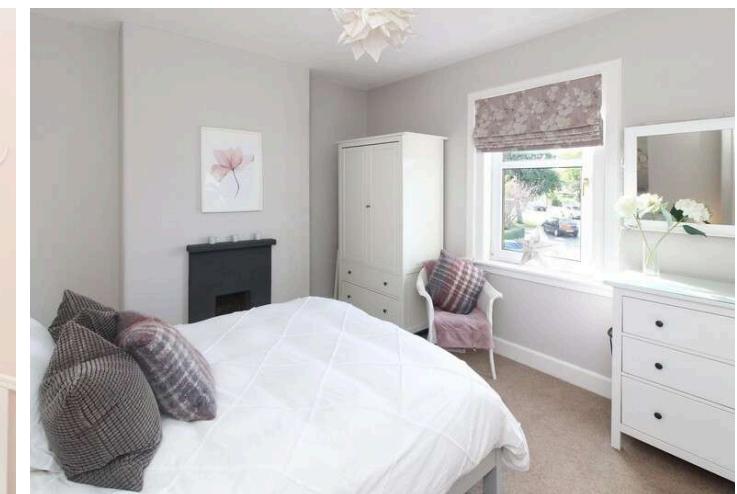
Trinity lies north-west of the city centre, convenient to a range of local shops with supermarket shopping including Morrisons on Ferry Road, Waitrose at Comely Bank, Sainsbury's within the Craigleath Retail Park and Asda at Newhaven. The Ocean Terminal retail and leisure complex is also a short drive away and provides retail outlets, gym, cinema and restaurants/café. Schools catering for all age groups are easily accessible, the property currently in the catchment area for Wardie Primary and Trinity Academy with private schools also in the vicinity. Excellent recreational facilities in the vicinity include leisure centres, parks, tennis club, Water of Leith walkway and access to the national cycle path network. Nearby Ferry Road has distinct location advantage in terms of accessibility to Edinburgh International Airport, Queensferry Crossing and city by-pass linking with major motorway networks.

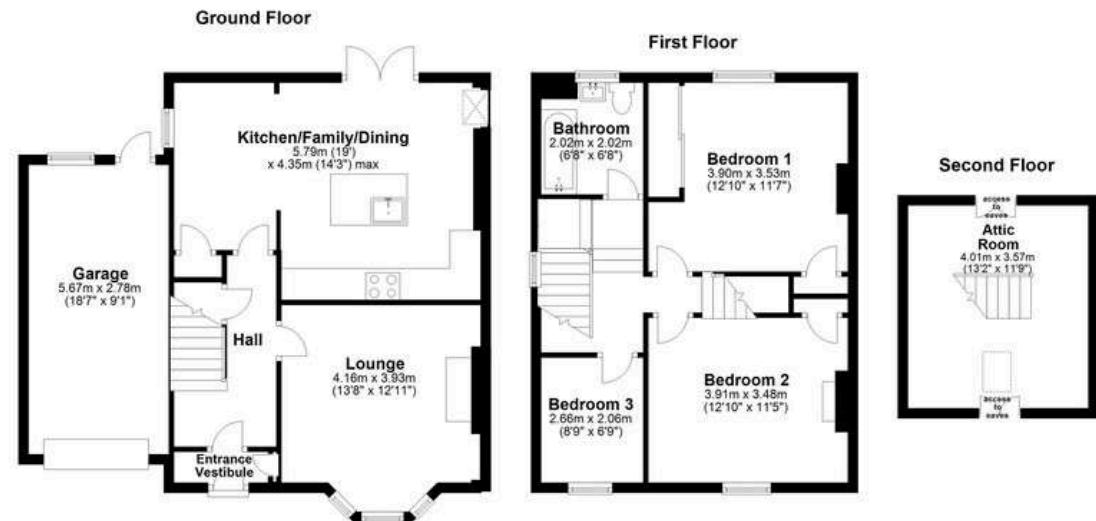
As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

EXTRAS All fitted floor coverings and integrated kitchen appliances

EPC RATING D

VIEWING By appointment, please telephone 0131 554 6244





**Beveridge
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& Ross**

22 Bernard Street, Leith, Edinburgh, EH6 6PS
T: 0131 554 6244 • E: mail@bprsolicitors.co.uk

bprsolicitors.co.uk

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.