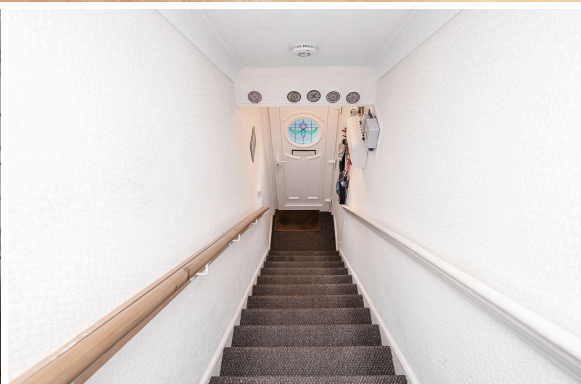




120 Boswall Parkway
BOSWALL | EDINBURGH | EH5 2PL


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120 Boswall Parkway

BOSWALL | EDINBURGH | EH5 2PL

Set within the popular and well-connected Boswall district of Edinburgh, this spacious three-bedroom upper villa offers flexible accommodation, excellent side and rear garden grounds and fantastic potential for a purchaser looking to put their own stamp on a property. Requiring a degree of modernisation, the property presents an exciting opportunity for first-time buyers, young families and buy-to-let investors alike.

Accessed via its own ground-floor entrance and internal staircase, the accommodation opens into a central hallway providing access to the principal apartments. The generously proportioned living room offers ample space for both lounge and dining furniture, while the adjoining kitchen provides a practical layout with scope for upgrading to suit individual tastes.

There are three well-proportioned bedrooms, offering excellent flexibility for family living, guest accommodation or home working. The principal bedroom is particularly spacious, while the remaining two bedrooms provide comfortable accommodation. A shower room completes the internal layout, with useful built-in storage further adding to the practicality of the home.

Externally, the property benefits from excellent garden grounds to the side and rear, providing a wonderful outdoor space with considerable potential for landscaping, entertaining, gardening or simply relaxing during the warmer months.

- Spacious three-bedroom upper villa
- Popular and well-connected Boswall location
- Generously proportioned living accommodation
- Excellent side and rear garden grounds
- Superb potential for modernisation
- Ideal first-time buy, family home or investment

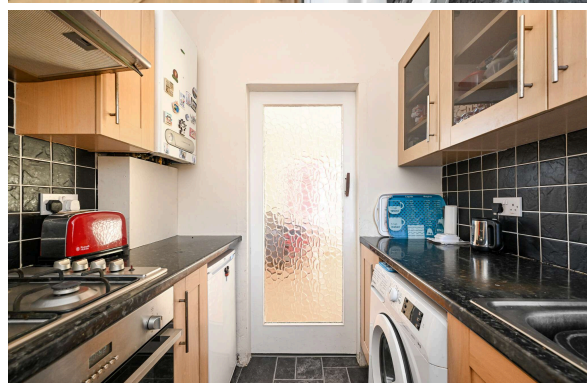
Energy Rating C. Council Tax band C.

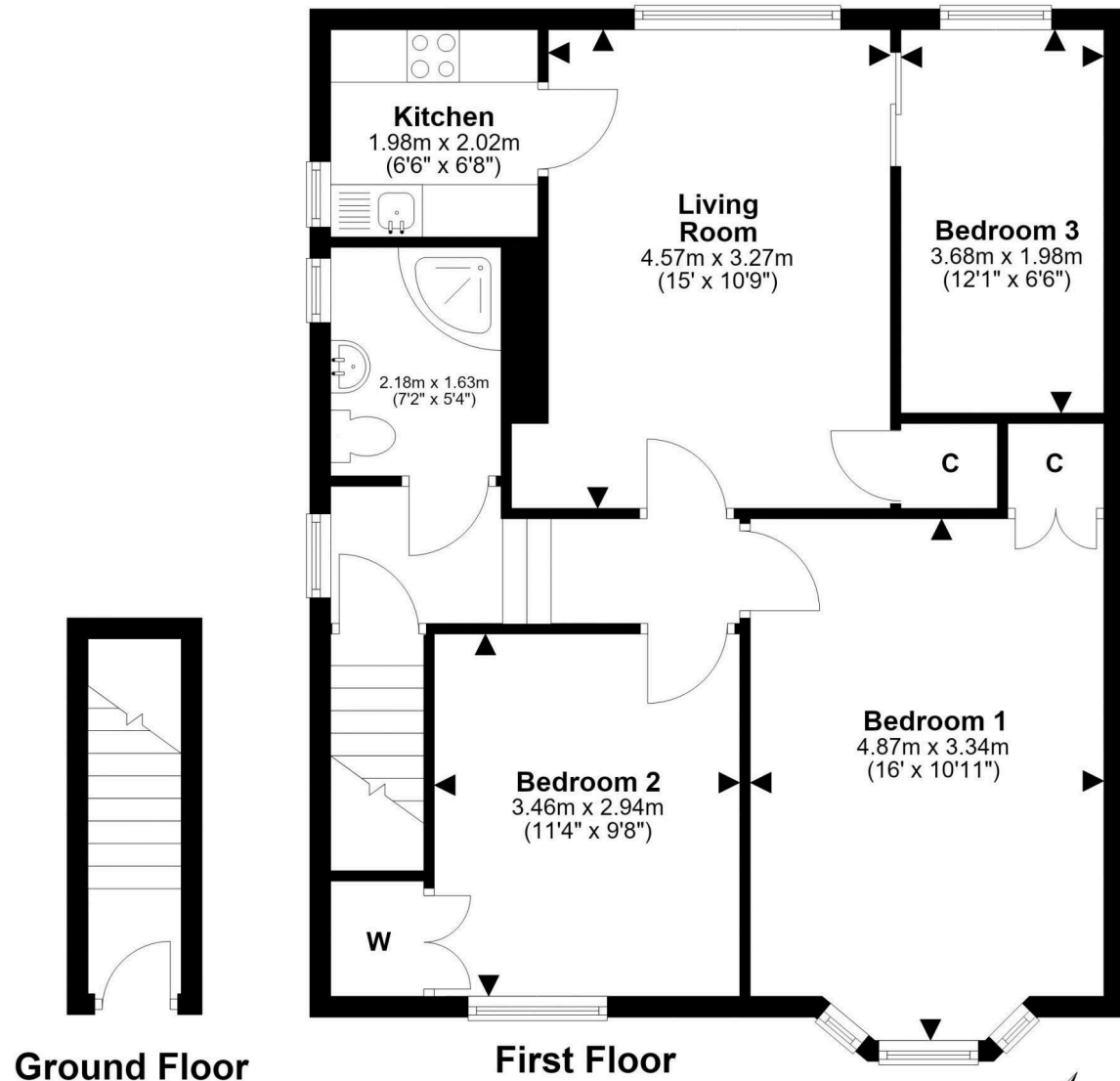
Included in the sale will be all blinds, curtains, the fridge and washing machine. Items of furniture may be available if required.

PRICE & VIEWING: Please refer to our website, 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, schooling from nursery to secondary levels, and numerous sporting and recreational facilities including the David Lloyd and Ainslie Park Leisure centres. 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. 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.





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