



32 Boswall Quadrant,
Edinburgh
EH5 2EG



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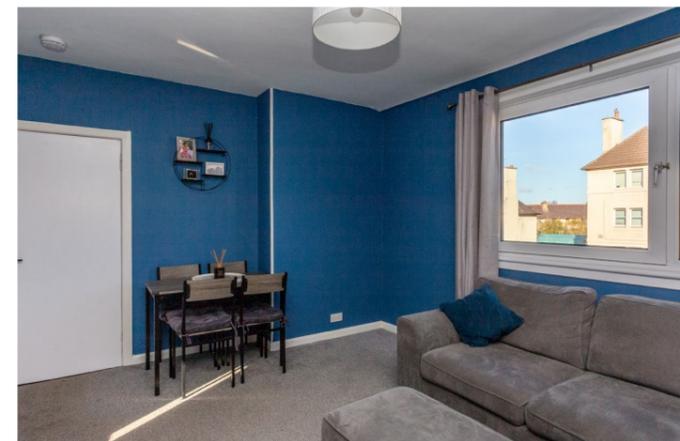
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Upper Flat



accommodation

- Entrance stair & upper hall
- Sitting room / dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Attic
- Private Garden

features

- Gas central heating
- Double glazing
- Good storage
- Move in Condition
- Quiet residential area
- Great location
- Unrestricted on street parking

description

Beautiful, modern upper flat in a quiet residential location, offered for sale in move in condition. The accommodation comprises ground floor entrance stair to the upper hall which provides access to the principal apartments as well as the attic, which provides extensive storage or future conversion potential (subject of course to the necessary Local Authority permissions). There is a spacious sitting room / dining room with picture window to the front, fitted kitchen with walk in cupboard housing a fridge/freezer and washing machine, master bedroom, with wardrobes and storage cupboard, second double bedroom with storage cupboard and bathroom with white suite, modern Metro style tiling and electric shower over the bath. There is an area of south facing private garden to the rear which has been laid to lawn. Overall, this is a fabulous home which must be viewed to be fully appreciated.



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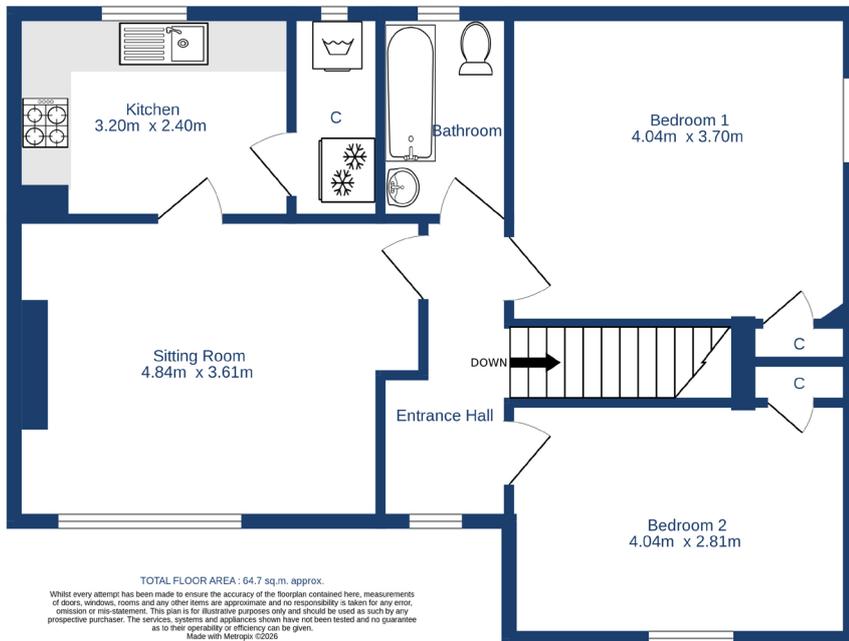
Home Report
Value: £220,000

Items to be included:

Fitted flooring, ceiling light fittings and kitchen appliances.



First Floor
64.7 sq.m. approx.



espc



CHARTERED FIRM

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