

13 Grierson Crescent

BOSWALL, EDINBURGH, EH5 2AT



Spacious Three Bedroom Terraced Family Home in Edinburghs Boswall Area



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this spacious three-bedroom terraced family home. The family home would benefit from modernisation however, all are in ample condition.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living room which overlooks the well-manicured rear garden and is flooded with natural light down to the large window.
- The front room offers a multitude of purposes from a dining room and a second living room to even a fourth bedroom. Flexible space with plenty of room for freestanding furniture.
- Fully equipped kitchen which forms part of an extension, making for a larger kitchen area which leads to the private rear garden.

THE DINING ROOM



THE KITCHEN





- The property has one main family shower room which is all in working order but would benefit from upgrading.
- Three generously proportioned bedrooms, two of which are spacious doubles and one with integrated wardrobes, and bedroom three is a generously proportioned single bedroom.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

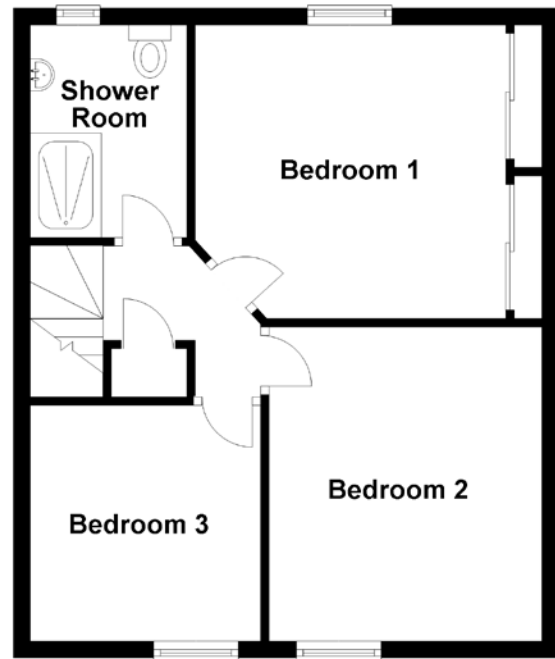
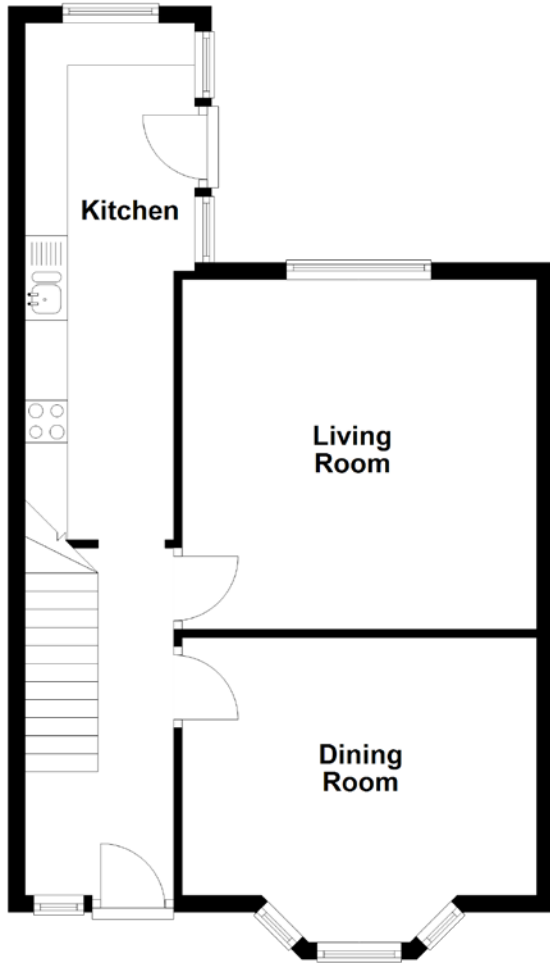


In addition, the property also benefits from a generous garage in the rear garden, a private front garden, double-glazed windows and gas central heating making for a warm family home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

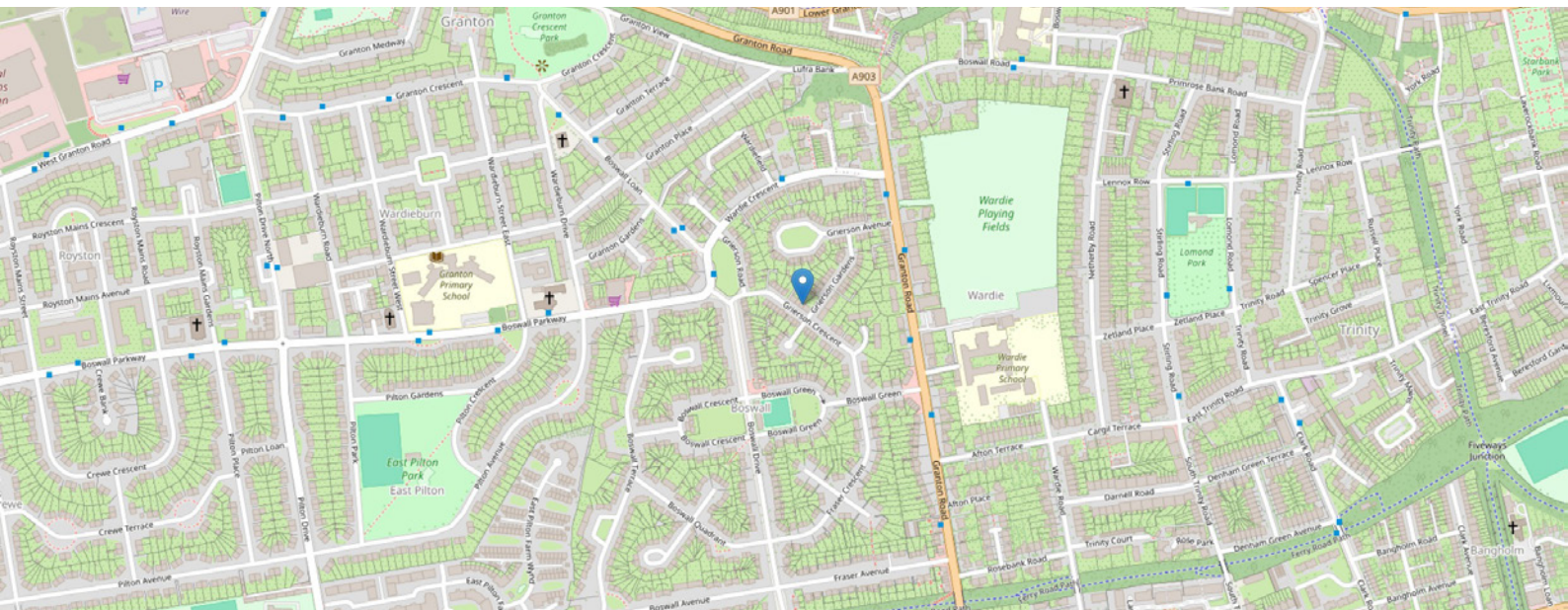


Approximate Dimensions (Taken from the widest point)

Living Room	4.19m (13'9") x 4.13m (13'7")
Dining Room	4.19m (13'9") x 3.60m (11'10")
Kitchen	6.10m (20') x 1.86m (6'1")
Bedroom 1	3.67m (12') x 3.47m (11'4")

Bedroom 2	3.71m (12'2") x 3.22m (10'7")
Bedroom 3	2.78m (9'2") x 2.72m (8'11")
Shower Room	2.51m (8'3") x 1.85m (6'1")

Gross internal floor area (m²): 109m²
EPC Rating: D



THE LOCATION

In the main, Boswall is that area of the City lying to the North of Ferry Road, between Pilton Drive and Granton Road. This is an area which was constructed during the 1930's and comprises mainly upper and lower villa flats within blocks of four. There are other styles of course.





Reference to a street map will reveal that Boswall is actually relatively close to the City centre, the most direct route being via Inverleith Row. Using one of the bus services that use this particular route, the City centre can often be reached in a matter of fifteen minutes.

Excellent local education is offered at both the state and private sectors. Nearby is a useful parade of shops and a good supermarket, satisfying most daily requirements. However, should this prove insufficient, it is a simple matter to travel up to Goldenacre where there is a very good choice, along with banking and post office services. Only a little further on lies Stockbridge and then the City centre itself.

All things considered, this is a quiet, peaceful, residential location, well served locally enjoying good communication with other parts of the City, within the easiest reach of the City centre.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.