

Featured property – 26 Boswall Quadrant EH5 2EG



This upper villa flat is so very convenient for the city centre but it is on a quiet residential street, with such a secret back garden that you would be forgiven for not ever leaving your front door.

Owner Joanne explained to us that this used to be her mother's flat but that since Mum moved out in 2008 she and her sister have managed to let it out continuously to very good tenants.

This slideshow requires JavaScript.

She said: "It is such a good area for renting. I have people waiting to rent it and this time I could have let it several times over, but it is time to sell and invest in something else. I am retiring and my sister just does not want to let properties anymore. One tenant would have stayed, but we had to ask her to move out as we wanted to sell it. We got £625 a month for it until this summer."

With two bedrooms it is the ideal size for a professional couple, and the large pantry in the kitchen which is fitted with extra kitchen units make it a cook's paradise!

There is a completely private back garden and Joanne claims no responsibility for how it looks now. She let us in on the secret: "Mother was a wonderful gardener – and this lovely secret garden is planted with a wide range of plants. We compare it to the Botanics!"

The easily maintained garden is a real sun trap and so will appeal to the sun-worshippers among you.

Joanne said the property simply needed refurbishing after being constantly let. The flat has new carpeting throughout, has been redecorated and there is also a new bathroom, all done in a very tasteful fashion, so this is really a property which is ready to walk into. The bathroom has a new sink with vanity unit underneath for storage which is one of the things Joanne likes most.

But she concluded: "The best thing about the house is the location. It is in the catchment area for Wardie Primary School, and it also has really good public transport links."

The spacious flat is near the cycle path and is at the top of the Boswall area only a couple of minutes by car or on foot from Ferry Road and Granton Road. With a hut in the corner of the garden to store your bike this would be a very easy house for a cyclist to live in!

Read more about the property [here](#). Contact the selling agents to arrange a viewing or go along on Sunday between 2-4pm.

Selling Agents McQueen Legal 103-105 Bruntsfield Place Edinburgh EH10 4EQ

T 0131 228 1926 E property@mcqueenlegal.co.uk

