



End Terraced Villa

15 Killiekrankies Path, South Queensferry, EH30 9AE



taylorandhenderson.co.uk

1		3		2		B	EPC rating
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15 Killiekrankies Path

Taylor & Henderson are delighted to bring to the market this end terraced villa with open outlook located within a modern contemporary residential development. The accommodation comprises hallway, bright lounge with French doors leading to the rear garden, fitted kitchen and WC with utility cupboard on the ground floor. Upstairs boasts master bedroom with fitted mirrored wardrobes & large storage cupboard, double bedroom with fitted mirrored wardrobes, single bedroom and fully tiled bathroom. The property further benefits from gas central heating, double glazing and generous storage to include loft. The enclosed rear garden is laid in lawn with a small chipped area and path leading to the gate which gives access to the private residents parking. South Queensferry is a quaint village on the outskirts of Edinburgh situated on the shoreline of Firth of Forth. With a selection of cafes, restaurants and shops lining the cobbled streets, it is a very unique part of the country. The location provides the tranquillity of village life with easy access to the hustle and bustle of Edinburgh. There are local amenities to include primary and secondary schools and public transport links to surrounding towns.

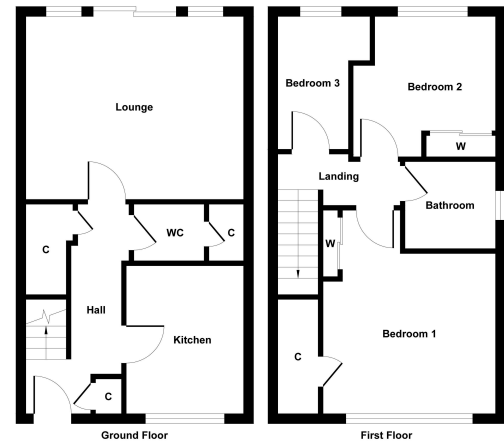
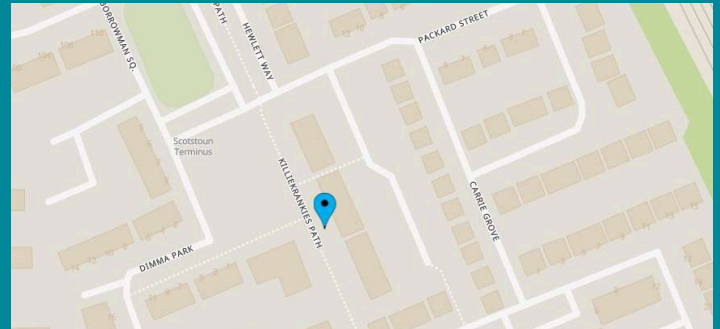


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Reception Hallway	
Lounge	15' x 13'
Kitchen	10'2 x 8'8
Bedroom 1	12'9 x 11'
Bedroom 2	10'9 x 10'
Bedroom 3	10' x 5'5
Utility Room	4' x 3'
Bathroom	6'6 x 6'5
WC	5'8 x 4'

Viewing
Through solicitors on 01294 606700

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Reference E483208