










Offers Over
£475,000

4 Hopetoun Road

South Queensferry | EH30 9RA

A rare opportunity has arisen to purchase this fantastic double upper flat, forming part of the Queensferry Conservation area, in the heart of the historic town of South Queensferry. Close to the local amenities and transport links, the property offers well proportioned rooms with stunning bridge views, and viewing is highly recommended to truly appreciate the accommodation on offer.

-  1 public room
-  3 bedrooms
-  1 bathroom
-  Rear garden
-  Triple garage and drive
-  EPC rating – E
-  Council tax band – G



Description

Entering from a private front door at ground level there is a naturally lit entrance vestibule and carpeted stairs lead you to the first floor hallway with 2 large walk in cupboards, one of which is currently used as a dressing room. There is a bright lounge with a gas fire and fireplace, and a good size dining kitchen with a range of wall and base units with co-ordinated worktops and a view of the Forth Rail Bridge. Bedroom 3 is situated off the lounge with an Edinburgh press and electric fire with decorative fireplace, and there is a four piece family bathroom including a separate shower cubicle plus a shower over the bath.

Moving to the second floor there is plenty of natural light, with one of the windows on the landing commanding stunning views of the Forth Road and Rail Bridges. There are two double bedrooms, each with a decorative fireplace, and a handy WC.

On the lower ground level there is a storage area which could also be utilised as a home office/workshop or gym, and a door to the garage.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the gas hob and gas double oven and grill, integrated fridge/freezer and dishwasher, and all wardrobes.

Gardens and Parking

There is a private area of garden to the rear of the property and a triple garage with up and over door, power, light and water.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Hopetoun Road is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in Dalmeny and Hopetoun House.





Approx. Gross Internal Floor Area 151.8 Sq M / 1634 Sq Ft.

Lower Ground Floor



Ground Floor



First Floor



Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

