



70 ATHELING GROVE

Queensferry, South Queensferry, EH30 9PG



1

Public Room



3

Bedroom



1

Bathroom

70 ATHELING GROVE

Set within a popular residential pocket of Queensferry, well placed for the town's amenities and commuter links, this well-presented three-bedroom mid-terraced house offers bright, practical accommodation over two levels, with private front and rear gardens, and a conservatory. The main floor comprises an entrance hall, a spacious and sunny reception room, a breakfasting kitchen and a conservatory opening to the rear garden. Upstairs, there are three bedrooms, including one with a walk-in wardrobe, and a family bathroom. The property boasts easy access to local amenities, shops, schools, transport links to the city centre and beyond. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included. Factor is managed by Manor Estates at an approximate cost of £105.00 per year

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Mid-terraced house in a popular Queensferry
- Bright accommodation arranged over two levels
- Entrance hall
- Generous living/dining room with a sunny dual-aspect
- Modern breakfasting kitchen
- Triple-aspect conservatory
- Landing with storage
- Three bedrooms, one with a walk-in wardrobe
- Family bathroom
- An under-stairs storage cupboard
- Private front and rear gardens





THE BEDROOMS
& BATHROOMS



QUEENSFERRY, SOUTH QUEENSFERRY

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access, with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts breathtaking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.



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