



7 Sandercombe Drive
South Queensferry, EH30 9AF

A

"Tastefully presented four bed detached property situated in a modern development"

- ENTRANCE HALL
- SITTING ROOM
- KITCHEN DINING ROOM
- UTILITY ROOM
- W.C.
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE & DRIVEWAY
- FRONT & REAR GARDENS









LOCATION

The pretty historic coastal town of South Queensferry is situated on the south bank of the Firth of Forth. Edinburgh can be reached in as little as 10 minutes and, via the motorway network and the Forth Road Bridge, other parts of Central Scotland are easily commutable. Edinburgh Airport is also just a short drive away. Excellent local amenities can be found on the high street, including quaint little tea shops to chic bistro/bars. A large Tesco supermarket caters for all everyday needs. Schooling is excellent with both primary and secondary levels. Leisure facilities in the area include recreation centre with swimming pool, golf courses, a community centre, bowling green, library and the renowned Port Edgar Marina and Water Sports Centre. The local countryside has much to offer including parkland surrounding the historic stately homes of Hopetoun House and Dalmeny House plus a network of cycle and bridle paths and walkways, of which part is the John Muir Trail taking you to Crammond village. Edinburgh can be reached by road (A90) or rail from Dalmeny train station.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.

DESCRIPTION

Situated in a modern development, this tastefully presented detached property is located in picturesque South Queensferry. The property is a short walking distance from Dalmeny Station, bus stops and is also a short distance to the Queensferry Crossing and road network to Edinburgh and beyond. Local schools and a sport centre are within walking distance as is the High Street with its good selection of restaurants, cafes and bars. In move-in condition, the accommodation comprises: entrance vestibule, light and airy sitting room with stunning fire feature and convenient storage cupboard, adjoining open plan kitchen/dining room with integrated appliances and door to the garden, utility and W.C. Apartment. Upstairs leads to three generous double bedrooms, all with built-in wardrobes and the principal bedroom boasting an ensuite shower room with white three-piece suite and walk in wardrobe and modern bathroom with shower over bath completes the property. The property boasts a neatly landscaped, fully-enclosed rear garden with a patio area, as well as a private garden to the front. The private driveway and garage offer ample parking space and free on-street parking is available. Further features include double glazing and gas central heating throughout.

EPC RATING

The energy efficiency rating for this property is band C.

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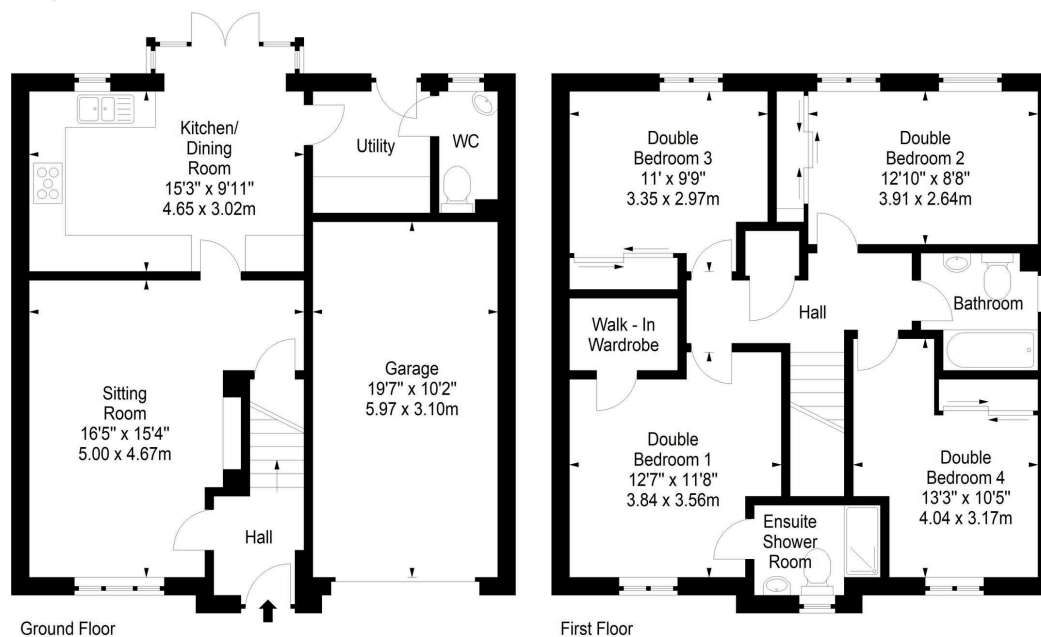
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Sandercombe Drive,
South Queensferry,
Midlothian, EH30 9AF



Approx. Gross Internal Area
1219 Sq Ft - 113.25 Sq M
Garage
Approx. Gross Internal Area
202 Sq Ft - 18.77 Sq M
For identification only. Not to scale.
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