



11 Dundas Avenue
SOUTH QUEENSFERRY, EH30 9QD

A

"11 Dundas Avenue is a three-bedroom, end-terraced house located in an established residential area"

- ENTRANCE HALL
- SITTING ROOM
- KITCHEN
- UTILITY ROOM
- DINING ROOM
- BATHROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY





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 C, however, please check with the local authority.



DESCRIPTION

11 Dundas Avenue is a three-bedroom, end-terraced house, set over two levels, located in an established residential area in South Queensferry, on the southern shore of the Firth of Forth, north-west of Edinburgh.

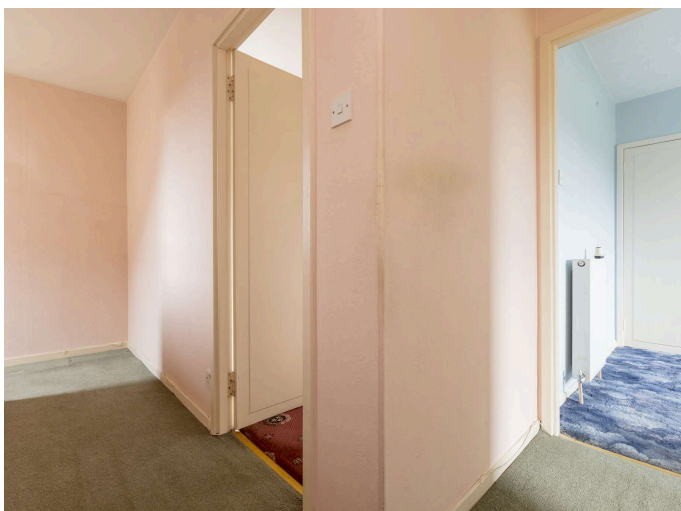
In need of some cosmetic refurbishment this family home comprises: entrance hall, bright well-proportioned sitting room with window to front providing good natural light; spacious breakfast kitchen which has ample base and wall mounted units; utility room leading to the dining room with door to rear garden and a bathroom complete the ground floor accommodation; to the upper floor there are three good sized bedrooms and access hatch to loft space.

Further benefits include gas central heating, double glazing, well-maintained, private gardens to the front and rear and a monobloc driveway with space for two cars

EPC RATING

The energy efficiency rating for this property is band D.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Dundas Avenue,
South Queensferry,
Midlothian, EH30 9QD



Approx. Gross Internal Area
1149 Sq Ft - 106.74 Sq M
For identification only. Not to scale.
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Ground Floor

First Floor

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