



110 Sommerville Gardens, South Queensferry, EH30 9PW



Welcome

Welcome to Sommerville Gardens, an excellent opportunity to acquire a four-bedroom semi-detached family home, ideally situated within the popular residential setting of Sommerville Gardens in South Queensferry. The property provides well-proportioned accommodation arranged over two levels and offers the flexibility required for modern family life. With four bedrooms, there is ample space for a growing family, while the additional bedrooms could equally be utilised as home office, study, guest or hobby space. The combination of generous bedroom accommodation, private gardens and excellent parking makes this an appealing home for those seeking a practical and versatile family property in a well-established South Queensferry location. An early viewing is recommended.

Features

- Reception hallway
- Rear facing living room
- Dining kitchen with white goods included
- Downstairs WC Four double bedrooms
- Bathroom presented as a shower room
- Attic storage
- Gas central heating
- Double glazing
- Garage and driveway
- Private gardens to the front and rear





South Queensferry

Somerville Gardens is situated within a popular modern residential area of South Queensferry, a picturesque coastal town lying to the west of Edinburgh. The town combines a strong community atmosphere with an excellent range of local amenities, making it a popular choice for families, professionals and commuters. South Queensferry offers a good selection of independent shops, cafés, restaurants, bars and everyday facilities, with further extensive shopping and leisure opportunities available at nearby South Gyle, Hermiston Gait and The Gyle Shopping Centre. The historic town centre and waterfront are particularly attractive, with stunning views towards the Forth Bridges and Firth of Forth. The area is well served by local schooling and benefits from excellent transport links. Dalmeny railway station provides regular services towards Edinburgh and Fife, while the nearby road network gives easy access to the M9, M8 and Queensferry Crossing, making the location particularly convenient for commuters. Overall, Somerville Gardens offers the ideal combination of established residential surroundings, excellent commuter links, local amenities and the unique character of South Queensferry, making it an attractive location for those seeking a well-connected home close to the capital.

Extras

Included in the sale are all fitted floor coverings, light fittings, blinds, curtains and freestanding white goods. *The gas cooker will be removed prior to completion. The recently replaced boiler benefits from a seven-year warranty. All appliances and moveable items are sold as seen and are not warranted by the seller.



Get in touch

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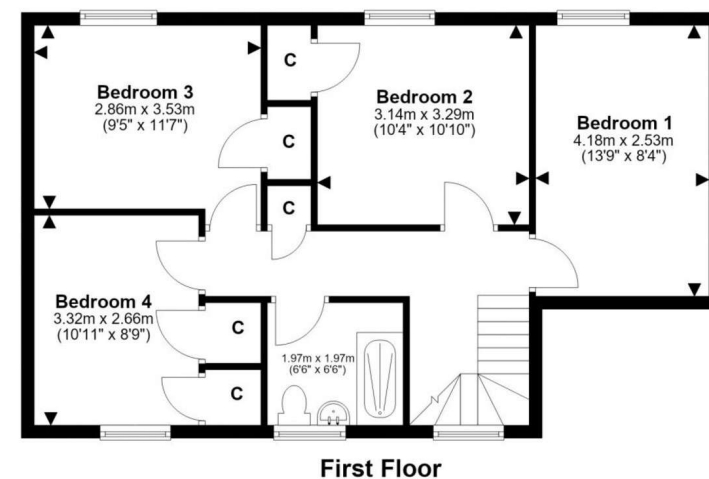
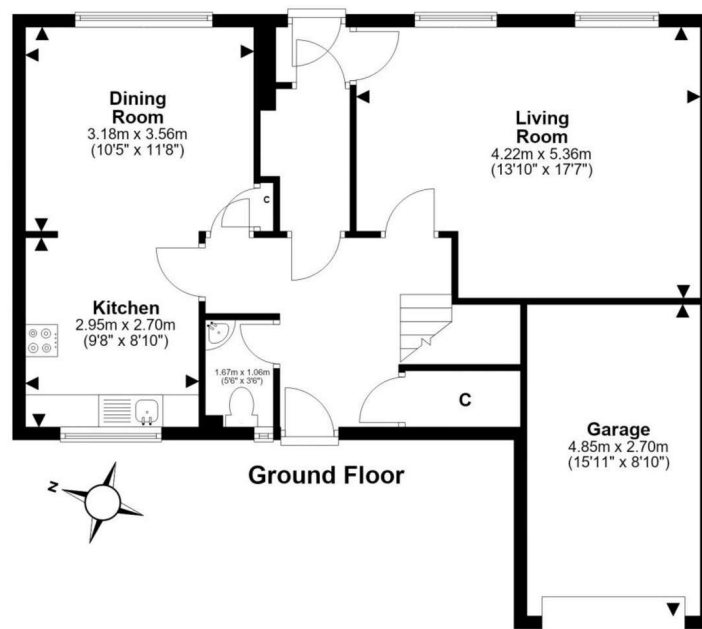
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.