

11 BRANDERS PLACE

SOUTH QUEENSFERRY, EDINBURGH, EH30 9AQ

4 BED | 2 BATH | 2 PUBLIC





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TAKE A LOOK INSIDE

Forming part of a modern residential development, 11 Branders Place is an attractive four-bedroom detached family home, ideally situated within a peaceful, child-friendly cul-de-sac in popular South Queensferry.

The property benefits from a welcoming entrance hall leading to a comfortable sitting room overlooking the front garden.

KEY FEATURES

- A modern, detached family home in a quiet cul-de-sac.
- Four double bedrooms, one with en suite.
- Private gardens to both front and rear.
- Private driveway and garage.
- Easy access to major road networks.
- Walking distance to local train station and schools.
- EPC Rating - B
- Council Tax Band - G







To the rear, the generous kitchen/dining room provides ample space for family meals and entertaining, with French doors opening directly onto the garden. A separate utility room offers useful additional storage and laundry space, while a downstairs WC completes the ground floor.

A staircase leads to the first floor, where four double bedrooms are arranged around the landing. The principal bedroom benefits from built-in wardrobes and an en suite shower room.



MORE INFORMATION

Three further double bedrooms provide flexibility for family members, guests or home working. A family bathroom with both a bath and separate shower compartment complete the accommodation. A floored loft with Ramsay ladder provides excellent additional storage.

Externally, the property enjoys private gardens to the front and rear. The front garden features a productive apple tree, while the rear garden incorporates a paved terrace, an area of lawn and planted borders, with a shed positioned to one side. A private driveway provides off-street parking and leads to the integral garage.

The home is fitted with gas central heating and double glazing.

Maintenance of communal planting areas and the playground area is managed by Ross and Liddell for an approximate monthly cost of £20.









THE LOCAL AREA

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 access with services from Dalmeny Station taking you to the heart of Edinburgh in 20 minutes. The Conservation area of South Queensferry boasts breath-taking 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, cafes, 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, the Marina, or a stroll on the banks of the Forth. Neighbouring Dalmeny, Hopetoun, and Dundas Country Estates are all within walking distance or a short drive for those seeking to spend time in nature. 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.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included within the sale price.

HOME REPORT VALUATION: £500,000



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,302 SQ FT / 121 SQ M
GARAGE 205 SQ FT / 19 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.