NEILSONS

Solicitors & Estate Agents



Fixed Price

£289,995

40 Emily McBain Way

South Queensferry | EH30 9GU

A well proportioned two bedroom mid terraced villa forming part of the exclusive Rosebery Wynd development by Cala Homes in the picturesque town of South Queensferry. Boasting Cala's high specification throughout and 10 year NHBC warranty, The 'Adam' is designed to make intelligent use of space while maintaining a bright, welcoming feel.

- 1 public room
- 2 bedrooms
- 1 bathroom plus WC
- Front & rear gardens
- On street parking
- EPC rating – B
- Council tax band - D



Description

The welcoming entrance hall provides access to all ground floor rooms, including a convenient WC, a generous family and dining room offering a comfortable space for everyday living, and a separate modern kitchen with a practical, well organised layout. Well placed windows draw natural light throughout the home, creating a bright and airy feel. Upstairs, two double bedrooms, both with built-in wardrobes, are complemented by a contemporary bathroom. The property further benefits from solar panels, gas central heating and double glazing.

Images are for illustrative purposes and layouts may vary depending on the individual plot





Gardens and Parking

A neat front garden welcomes you to the property, while the fully enclosed rear garden offers a peaceful space to relax and enjoy the warmer months. On street parking is available.

Factoring

The common areas and grounds are factored by Ross & Liddell at a cost of approximately £75.89 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





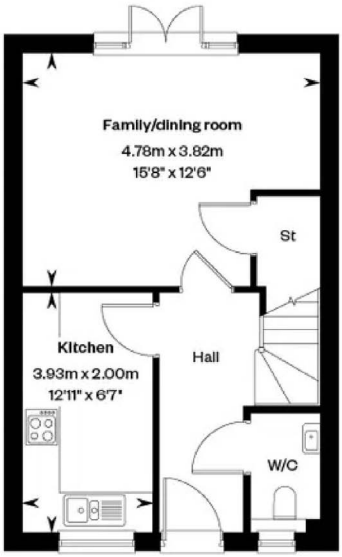


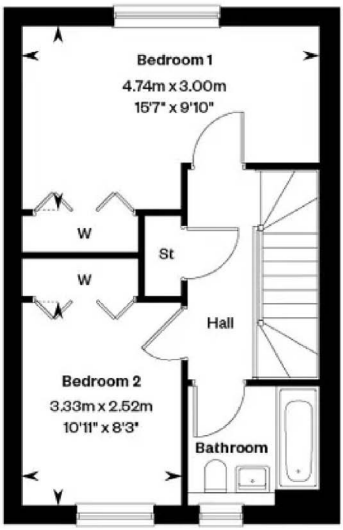


Location

Rosebery Wynd is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in Dalmeny and Hopetoun House.

The Adam B





Ground floor

First floor

Please note some plots may be handed, speak to our Sales Consultant for more information

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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