

RALPH SAYER
SOLICITORS & ESTATE AGENTS

5 Little Street

South Queensferry EH30 9BL

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Tucked away with-in a modern development in popular South Queensferry, this delightful three bedroom end of terrace villa, enjoys a peaceful yet well-connected address. The historic Forth Railway Bridge sits alongside the quaint High Street and Edinburgh is with-in easy reach, by train or car.

The property is beautifully presented, starting with a bright and airy hallway, housing a practical downstairs WC. The stylish living room has patio doors opening onto the rear garden, which enjoys a sunny southerly aspect. There is also space for dining. Enjoying a front facing position is a stylish well-appointed kitchen is replete with integrated appliances.

Upstairs are three comfortable bedrooms; the largest of the bedrooms boast built-in wardrobes and completing this appealing home is a stylish three-piece bathroom, with a shower fitted over the bath with a glazed screen. A partially shelved attic with loft ladder, provides additional storage.

Property Summary

- End of terrace villa in popular South Queensferry
- South facing living & dining room
- Modern fitted kitchen
- Downstairs WC
- Three bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Partially shelved attic with loft ladder
- Monobloc driveway to front for two cars
- South-facing enclosed rear garden
- EPC Rating - C | Council Tax Band - D

Home Report Value - £295,000






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Bright modern villa with stylish interiors

















Externally, there is a south-facing rear garden, mainly laid to lawn with a patio seating area and garden shed.

Parking: The property has a double monobloc driveway to front

Factors: Spiers & Gumley maintain the development grounds, with a quarterly fee of approx. £35.

Extras: fitted floors, light fittings, blinds, garden shed, and all integrated kitchen appliances, to be included in the sale.

Let us help you find your next

dream property!

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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

South Queensferry



The historic picturesque coastal town of South Queensferry is situated on the south bank of the Firth of Forth. Edinburgh can be reached in as little as 15 minutes; with the Queensferry Crossing, and other parts of Central Scotland easily commutable. Edinburgh Airport is also just a short drive away.

There are excellent local amenities and the charming High Street, includes quaint little tea shops to chic bistro/bars. A large Tesco supermarket caters for all your everyday needs. Schooling is excellent, for both primary and secondary levels.

Leisure facilities within the area include; a recreation centre with swimming pool, golf courses and activities on water are provided by the renowned Port Edgar marina and water sports centre. Vast parklands are found around the historic Hopetoun House and Dalmeny House and there are a network of pathways, part of which is the John Muir Trail.

Edinburgh can be reached by car via the A90 or train from Dalmeny train station.

