



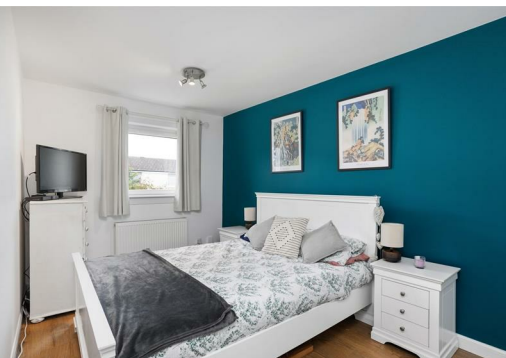
68 Sommerville Gardens

South Queensferry, EH30 9PW

Offers over £289,950



Quietly tucked within the sought after Scotstoun area of South Queensferry, this impressive 3 bedroom end-terraced property has undergone extensive refurbishment in recent years to offer a family home in true turn-key condition. Sommerville Gardens is a seldom available residential location that is the ideal base for a commuting family, owing to easy access to nearby Dalmeny Station and the motorway networks linking to Edinburgh and Fife. Schooling for all ages can be found within short walking distance whilst the cobbled Main Street and its impressive array of eateries is similarly easily accessible.



Description

Comprising over 1000 sqft of accommodation, the property is equally suited to first time buyers or growing young families, with 3 double bedrooms more than capable of meeting family or home working arrangements. Good storage space throughout includes walk-in cupboards on both levels catering for a range of everyday essentials. A contemporary dining kitchen is perfect for daily meals or entertaining friends and family, with integrated appliances, a breakfast bar and French doors leading out to the rear garden. The main living area is a comfortable space to relax and unwind after a busy day. Toilet facilities on both levels includes a ground floor WC, whilst the family bathroom comprises a modern 3 piece suite with rainfall mixer shower above the bath. Gas central heating and upgraded double glazing throughout offer further practical comfort. The property is enhanced by driveway and detached garage to the front, with further visitor parking nearby. Enclosed gardens can be found to both the front and rear, with the hard landscaped rear garden west facing for enjoying the best of the afternoon and evening sunshine.

Location

Located ten miles to the north-west of Edinburgh, South Queensferry is a pretty town overlooking the Firth of Forth that is perfectly placed for travel into the City or across to Fife. The Queensferry Crossing provides excellent commuter links via the M90 and beyond whilst a train station at Dalmeny offers further transport connections. A range of café's and restaurants line the bustling Main Street of the town which provides amenities for everyday needs, whilst a Tesco supermarket is located on the outskirts of the town. A range of schooling for all ages is also on offer within the town itself. Packed full of history and with plenty to do by land or sea, it is clear to see why this is a town where locals and tourists alike will frequent.

Living Room 15'10" x 10'6" (4.83m x 3.21m)

Kitchen / Dining Room 20'6" x 9'4" (6.27m x 2.87m)

WC 6'6" x 4'3" (2.00m x 1.30m)

Bedroom 1 14'0" x 10'4" (4.29m x 3.17m)

Bedroom 2 11'1" x 10'4" (3.39m x 3.17m)

Bedroom 3 11'9" x 11'1" (3.60m x 3.40m)

Bathroom 11'1" x 10'4" (3.39m x 3.17m)

Key Info

Home Report Valuation: £295,000

Total Floor Area: 99m² (1065 ft²)

Construction Type: Wimpey No-Fines Concrete

Parking: Driveway & Garage

Heating System: Gas

Council Tax: D - £1994.08 per year

EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

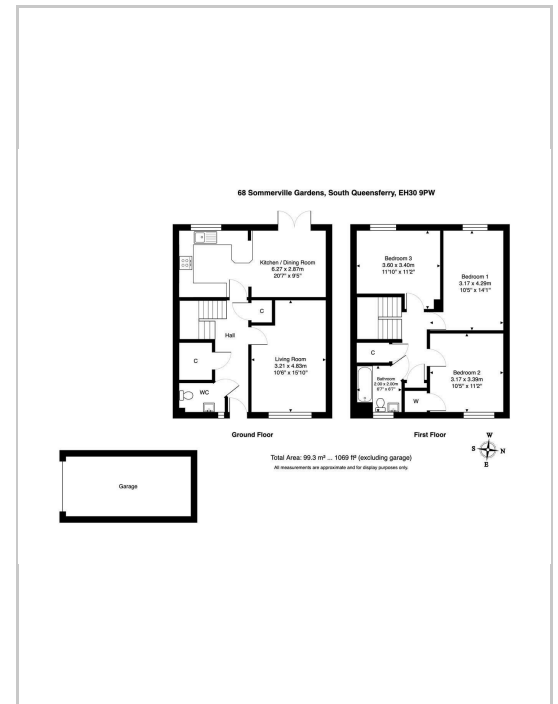
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Area Map



Floor Plans



Energy Efficiency Graph

