



20 Clufflat Brae
South Queensferry, EH30 9YQ

CALL US ON 0131 447 4747

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South Queensferry, EH30 9YQ

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Well-presented living room with feature fireplace.
- Open access to dining room.
- Patio doors to rear garden.
- Modern fitted kitchen with appliances.
- Utility room with appliances.
- Door providing access to side of property.
- Upper landing with storage.
- Access to attic via Ramsey ladder.
- Master bedroom with built-in mirrored wardrobes.
- Contemporary fitted en-suite shower room.
- Two further double bedrooms, one with a built-in mirrored wardrobe.
- Family bathroom shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway for two cars.
- Integral garage.
- Electric vehicle charging point.
- Well-maintained south facing split levelled garden at rear.
- Two separate patio areas.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A superb detached villa located in the much sought after town of South Queensferry, an ideal commuter base into Edinburgh City Centre and further afield with its close proximity to the main motorway network. The property would make an ideal family home with a fantastic location.

FACTORING NOTE:

The communal areas in the development are factored by Ross and Liddell at an approximate charge £150 per annum.

LOCATION

Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth Road and Rail bridges. South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 10 miles away and can be accessed by regular bus service or by Dalmeny Train Station which is nearby. Excellent local shopping, bars restaurants and leisure facilities can be found locally, for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle Shopping Centre are all within very easy reach. Edinburgh Airport is also close at hand. A new secondary school together with primary schools are all within walking distance of the property. Other local leisure facilities include a sports centre and a recreational centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, Port Edgar Marina is located close by.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 1.6 MILES TO DALMENY TRAIN STATION.
APPROXIMATELY 6.8 MILES TO EDINBURGH AIRPORT.
WITHIN 500 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, THE FRIDGE/FREEZER AND WASHER/DRYER WITHIN THE UTILITY ROOM. THE SHELVING AND BATHROOM FITMENTS WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.





**ENERGY PERFORMANCE
CERTIFICATE RATING C**

**Clufflat Brae,
South Queensferry,
Midlothian, EH30 9YQ**



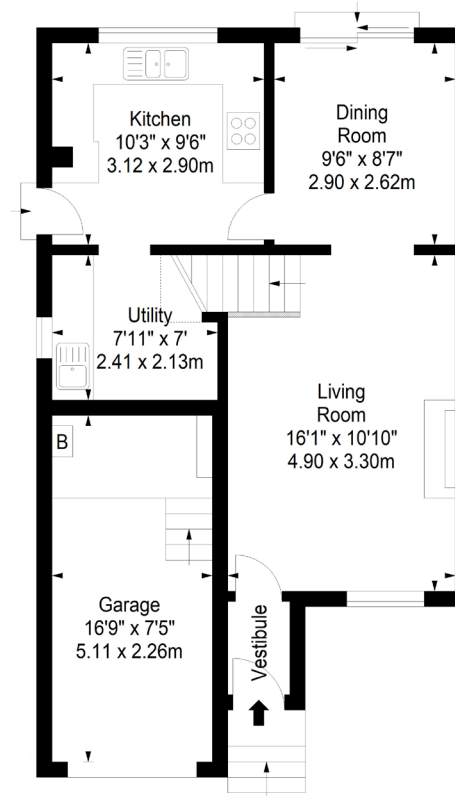
Approx. Gross Internal Area
970 Sq Ft - 90.11 Sq M

Garage

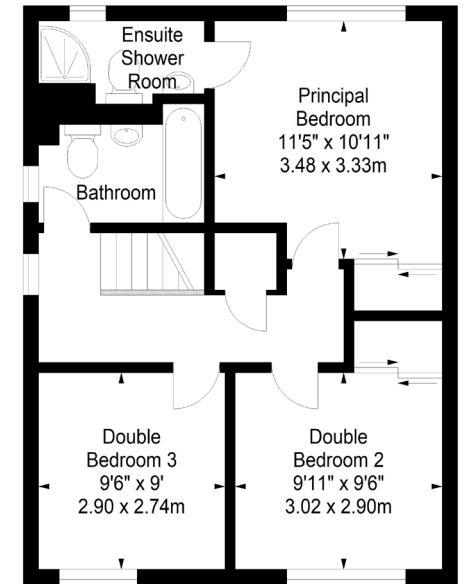
Approx. Gross Internal Area
130 Sq Ft - 12.08 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.