



12 Packard Street
South Queensferry, EH30 9AD

CALL US ON 0131 447 4747

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

- Reception hall.
- Good-sized box bay window living room.
- Under stairs storage cupboard.
- Attractive dining kitchen with appliances.
- French doors to rear garden.
- Family room to rear.
- Utility room.
- Cloakroom/WC.
- Upper landing with access to attic.
- Master bedroom with fitted wardrobes & ensuite shower room.
- Further double bedroom with fitted storage.
- Single bedroom.
- Family bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Pathway to side.
- Double driveway leading to garage.
- Enclosed well-maintained garden at rear with astroturf & patio area.
- Unrestricted on street parking



GENERAL DESCRIPTION

A fabulous semi-detached situated within the sought after modern development in the highly desirable town of South Queensferry on the outskirts of Edinburgh on the shore of the Firth of Forth. There is a range of amenities close at hand and the property is an ideal commuter base with its close proximity to the M90 while there is a local train station nearby. The property would make an ideal family home in a great location.

FACTORING NOTE

The communal areas within the development are factored by Ross & Liddell at an approximate charge of £110 per annum.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

E.

APPROXIMATELY 0.3 MILES TO DALMENY TRAIN STATION.

APPROXIMATELY 6.3 MILES TO EDINBURGH AIRPORT.

WITHIN 100 METRES.

LOCATION

Packard Street 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.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER, AND SAMSUNG AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. THE WARDROBES WITHIN BEDROOM TWO WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.





**Packard Street,
South Queensferry,
Midlothian, EH30 9AD**



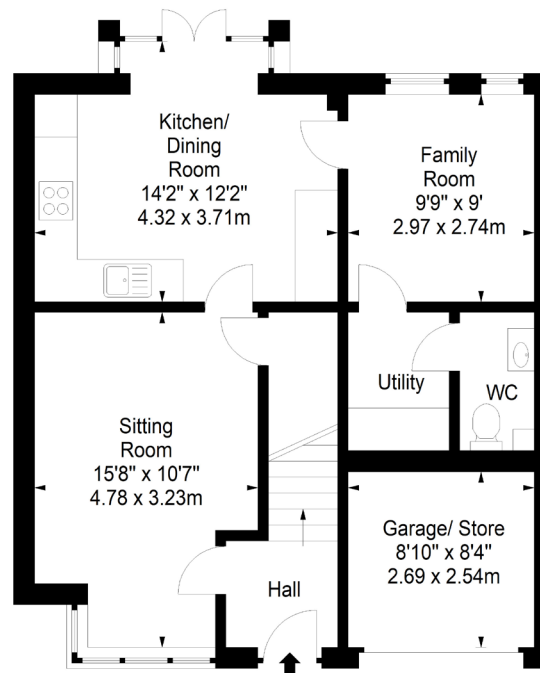
Approx. Gross Internal Area
1041 Sq Ft - 96.71 Sq M

Garage

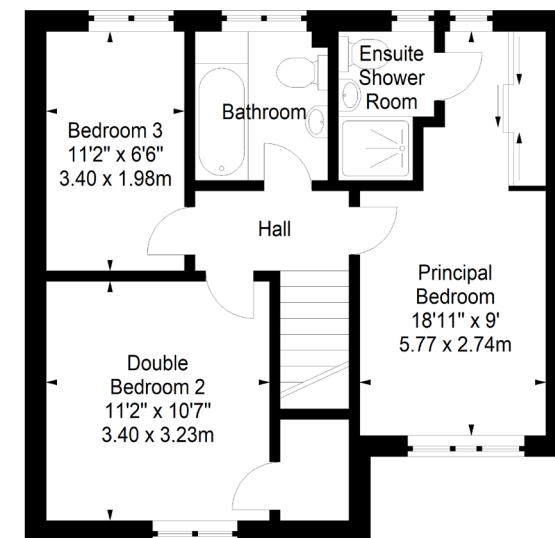
Approx. Gross Internal Area
72 Sq Ft - 6.69 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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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.