

# 14 Villa Road

SOUTH QUEENSFERRY, EDINBURGH, EH30 9RF



*STUNNING TWO BEDROOM LOWER VILLA WITHIN  
WALKING DISTANCE TO THE TOWN CENTRE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



---

Part Exchange Available! Located on the bank of a hill, this lower-ground main door Villa enjoys an unusual first-floor position to the rear, making it an exceptionally bright and airy property. The property offers particularly spacious rooms and boasts original features throughout.

Entering the property through the rear door, it leads to a long and wide hallway with ample storage space. It offers a bright and spacious sitting room with views across the Firth of Forth. The fully fitted dining kitchen with integrated appliances is large enough for a dining table, making it a great room for entertaining. The large master bedroom boasts built-in wardrobes and offers views over the split level garden. The second bedroom is also a double room, again with views to the front. The bathroom is fully fitted with a white 3-piece suite and a shower over the bath.

The property benefits from gas central heating ensuring a warm and cost-effective living environment. Internally the property has ample storage throughout.

---









**Bedroom 1**





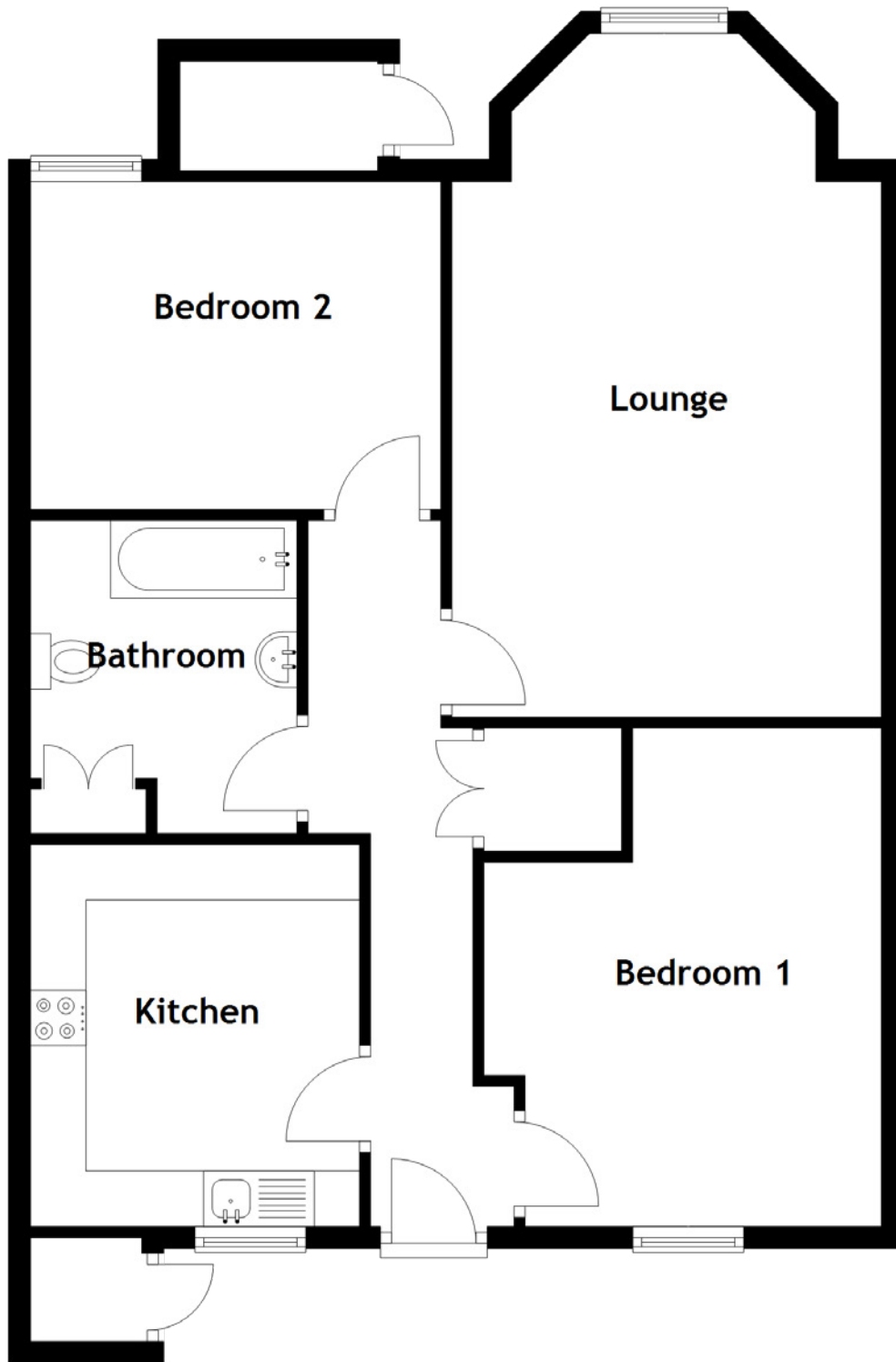
**Bedroom 2**











Approximate Dimensions

(Taken from the widest point)

Lounge	6.07m (19'11") x 3.87m (12'8")	Bathroom	2.82m (9'3") x 2.40m (7'11")
Kitchen	3.45m (11'4") x 2.97m (9'9")	Gross internal floor area (m <sup>2</sup> ): 74m <sup>2</sup>	
Bedroom 1	4.50m (14'9") x 3.21m (10'6")	EPC Rating: C	
Bedroom 2	3.70m (12'2") x 2.96m (9'8")		





The split-level communal garden is to the rear of the property and benefits from a private external storage cupboard. A car park is offered to the front of the property. Viewing is highly recommended to appreciate the accommodation on offer.





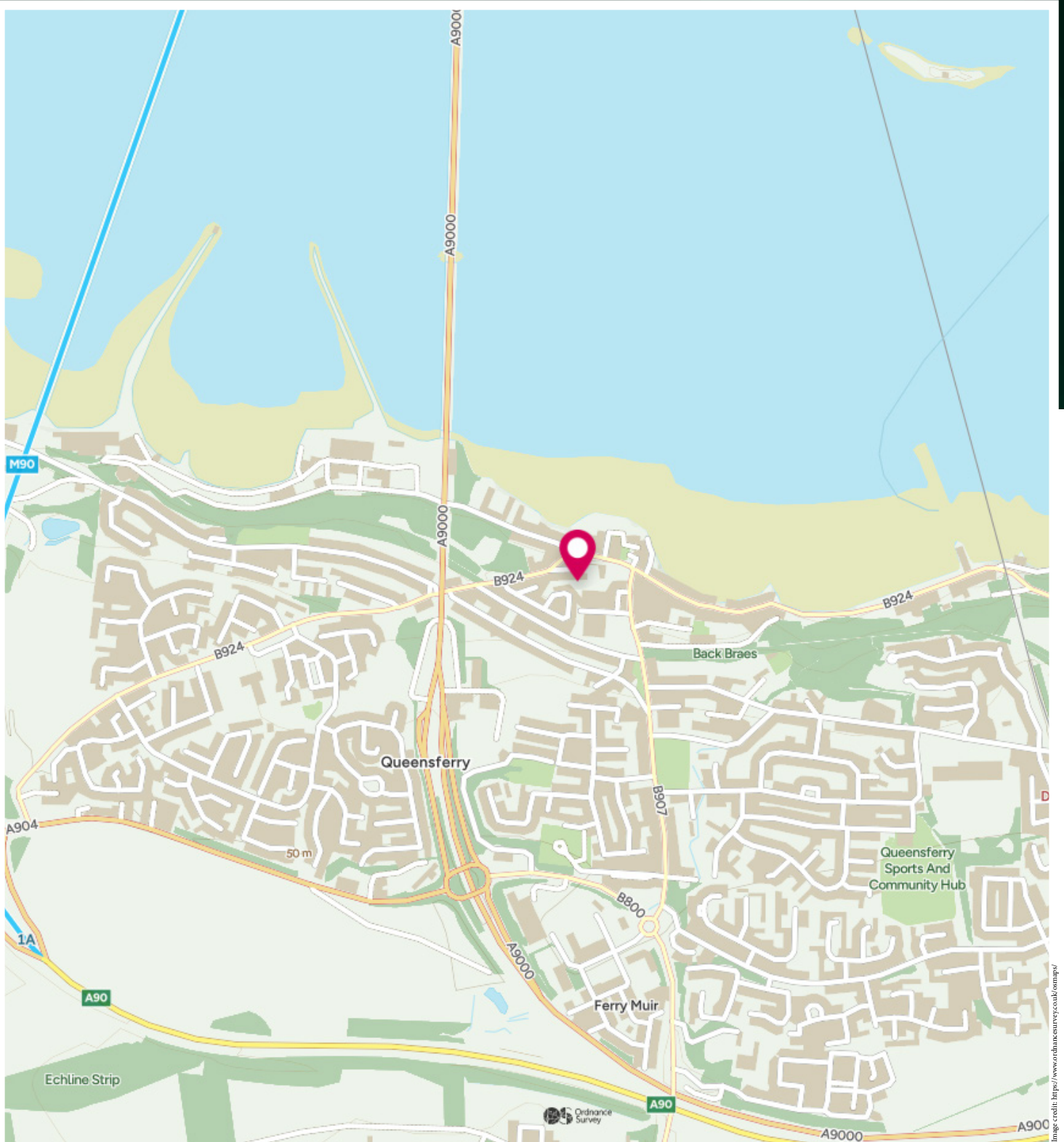
---

South Queensferry is located some ten miles to the north west of Edinburgh city centre and approx eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail and the Forth Road bridges. There is a large selection of pubs, bars and restaurants within South Queensferry. There is also a good selection of unique shops, banks and for those who enjoy water sports, Port Edgar Sailing School offers great facilities. There are three local primary schools and a secondary school, making for an ideal family setting.

There are two stately homes within South Queensferry. Dalmeny House lies two miles to the east and is home to the Earls of Roseberry. Hopetoun House is a splendid Georgian stately home designed by the Scottish architects Sir William Bruce and William Adam and home to the Earls of Hopetoun. Many events are held here including wedding venues and equestrian trials.

For the commuter, easy access can be gained by road and rail to north and south of the Forth bridges connecting with the M9 north and the M8 towards the west also connecting with Edinburgh city bypass.

---



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**JAY STEIN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.