



41 Springfield Road
Queensferry
South Queensferry
EH30 9SA



Please contact us for
more information:

0131 555 7055
property@watermans.co.uk





Summary

Enjoying a quiet setting with stunning bridge views in seaside South Queensferry, this three-bedroom home comes with contemporary interiors and spacious accommodation. The home boasts a generous south-facing living room with a fireplace, as well as an attractive kitchen adjoined with a dining room, creating a semi-open-plan layout. Completing the accommodation are three double bedrooms plus a well-appointed four-piece bathroom on the first floor and a guest-WC on the ground floor. Externally, the sunny property enjoys enclosed, minimalist garden grounds as well as private residents' parking.

Extras: all fitted floor coverings, light fittings and integrated kitchen appliances are included in the sale.

Features

- Appealing terraced house
- Located in coastal South Queensferry
- Modern interiors throughout
- Entrance hall with WC and utility room
- South-facing living room with fireplace
- Dining room with garden views
- Modern kitchen with garden access
- Three double bedrooms
- Four-piece family bathroom with heated towel rail
- Private garden grounds to the front and rear
- Private residents' parking
- GCH and double glazing





A decorative wall paper featuring a repeating pattern of white five-pointed stars on a grey background, covering the left wall of the room.

A white wooden bed frame with a pink duvet cover featuring a cartoon character (Dora the Explorer) and a white pillow with a cat face. A white storage ottoman with a grey elephant pattern is placed at the foot of the bed.

A white shelving unit with open shelves and two closed drawers at the bottom. The shelves contain books, a teddy bear, and other toys.

A window with a white frame and pink curtains hanging from a white rod. The window looks out onto a parking lot with several cars and a building.

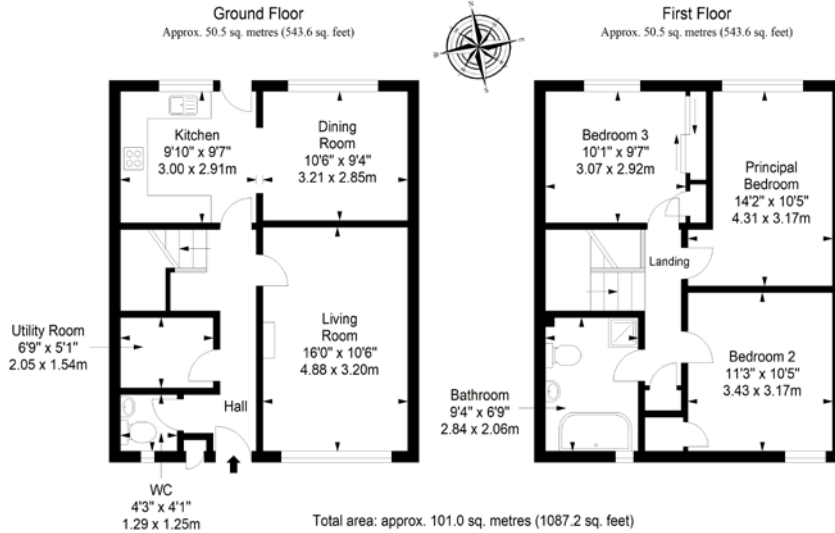
A large, white, polka-dot fabric basket filled with various colorful stuffed toys, including a black cat, a white unicorn, and a yellow character.

A portion of a pink toy bus is visible in the bottom right corner of the image.





Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
property@watermans.co.uk

ēspc rightmove Zoopla.co.uk

EPC Rating - C | Council Tax band - D | Home Report value - £250,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.