



Solicitors & Estate Agents

Home of the Month

Ready to Move In



Fixed Price

£384,995

Plot 26 'The Tait'

Forthview | South Queensferry | EH30 9NE

Forming part of the prestigious Forthview development by Ambassador Living, this is a fantastic three bedroom semi-detached villa perfect for modern family life.

Offering great living and entertaining spaces along with luxurious finishings, the property features a stylish open plan living/dining/kitchen area and bathrooms with designer sanitary fittings from the award-winning RAK.

-  3 bedrooms
-  Open plan living/dining/kitchen
-  2 bathrooms
-  Private front and rear gardens
-  Driveway



Description

The ground floor briefly comprises: welcoming entrance hall with convenient WC off and storage, a bright and airy open plan living/dining/kitchen area complete with high quality units, integrated appliances and French doors opening onto the rear garden, providing an ideal space for entertaining.

On the first floor there are three bedrooms and a family bathroom. The principal bedrooms boasts a designer en-suite shower room plus a built in wardrobe. There is the option to add a wardrobe into bedroom 2 and bedroom 3 has a storage cupboard. The family bathroom benefits from the same luxury sanitaryware as the en-suite & WC and all are complimented by a selection of larger profile Porcelanosa ceramic tiling, creating a sleek and modern design.



Gardens and Garage

There is a private garden to the front, a south facing rear garden plus a driveway. The grounds around the development are maintained by Taylor & Martin at a cost of approximately £170 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





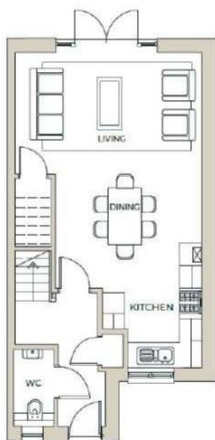
Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to 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 the area at Dalmeny and Hopetoun House Estates.



GROUND FLOOR

AREA	METRES	FEET
LIVING	5.01 x 3.24	16'3" x 10'6"
DINING	3.93 x 2.82	12'9" x 9'2"
KITCHEN	2.68 x 2.30	8'8" x 7'6"
WC	1.11 x 2.06	3'7" x 6'8"



FIRST FLOOR

AREA	METRES	FEET
EN-SUITE	1.50 x 2.65	4'10" x 6'7"
BEDROOM 1	3.45 x 3.38	11'2" x 10'1"
BEDROOM 2	2.86 x 2.05	9'3" x 6'8"
BEDROOM 3	2.42 x 2.95	7'10" x 9'7"
BATHROOM	2.86 x 2.06	9'3" x 6'8"



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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