










Offers Over
£TBC

36 Walker Drive

South Queensferry | EH30 9RR

A fantastic opportunity has arisen to purchase this two bedroom main door upper villa with private garden, situated in the charming coastal town of South Queensferry. Having been fully refurbished to a high standard throughout, the property is close to local amenities and transport links and is sure to appeal to a variety of buyers.

-  1 public room
-  2 bedrooms
-  1 wet room
-  Private rear garden
-  Unrestricted on street parking
-  EPC rating –
-  Council tax band - A



Description

In true move in condition the accommodation briefly comprises of carpeted stairs leading you to a naturally lit landing and hallway, a bright and airy lounge/dining room with built in shelving, a modern kitchen with sleek white wall and base units with co-ordinating worktops, two double bedrooms with the principal having a storage cupboard and both with partial bridge views, and a stylish fully tiled wet room. There is a hatch to a good size floored attic.

The property further benefits from gas central heating with a new combi boiler and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the new Bosch induction hob, electric oven and microwave, and the garden shed.

Gardens and Parking

There is a private garden area to the rear of the property along with a communal drying green. Parking is on street and is unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





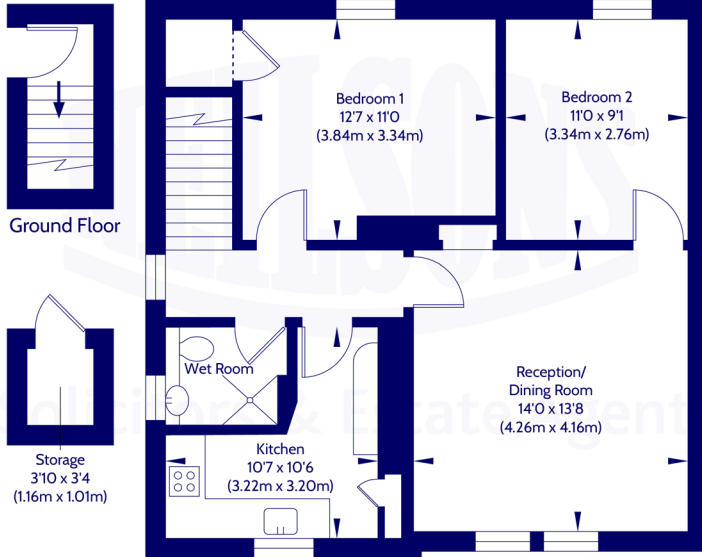
Location

Walker Drive 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.



Approx. Gross Internal Floor Area 61.67 Sq M / 664 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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