










Offers Over

£180,000

109 South Scotstoun

South Queensferry | Edinburgh | EH30 9YE

This bright mid-terraced house is peacefully located in a residential cul-de-sac within easy walking distance of Dalmeny train station and the centre of the charming historic coastal town of South Queensferry. Offering three bedrooms, private gardens and allocated parking the property is sure to suit a variety of purchasers and early viewing is strongly recommended.

-  3 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Private garden
-  Parking
-  EPC Rating – E
-  Council Tax Band – C



Description

South Scotstoun is an established leafy development in the popular coastal town of South Queensferry to the northwest of Edinburgh city centre. Ideally placed for those looking to commute to Edinburgh or beyond and offering space to work from home, this attractively presented mid-terraced house briefly comprises: entrance hallway with storage shelving, attractive reception room with built-in media wall and shelving, open plan to dining area overlooking the garden and with under stair storage cupboard, modern fitted kitchen with integrated dishwasher, oven, hob and cooker hood and door giving access to the back garden. Stairs from the reception room lead to the upper landing with hatch giving access to loft space, principal bedroom to the front with built-in wardrobes and storage, second double bedroom to the rear with cupboard housing the hot water tank, third single bedroom ideal as a home office/study and bathroom with white suite and over bath shower. Benefits on offer include full double glazing and electric heating throughout.



Extras

The integrated dishwasher, oven, hob, cooker hood and fitted floor coverings are included in the sale. The curtains, blinds and light fittings are available to be included if desired.

Gardens and Parking

The house benefits from private gardens to the front and rear. To the rear, an enclosed private garden enjoys a westerly aspect, ideal for relaxing or al fresco dining in the afternoon and evening sunshine. There are low maintenance patio and woodchipped areas, ideal for children or pets to play. To the front, there are lawn, pebble chipped and paved areas setting the house back from the street. An allocated parking space is provided with further on-street visitor parking also available.

Viewing

Please contact Neilsons on 0131 625 2222





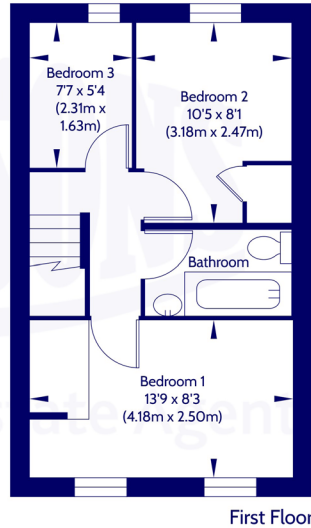
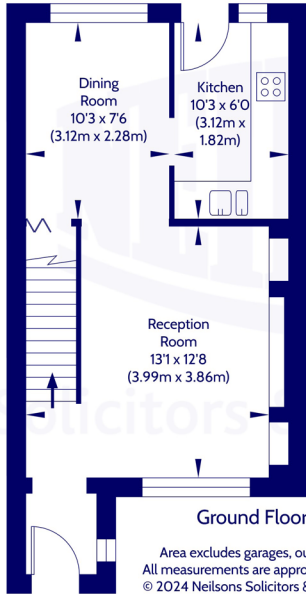
Location

Lying on the southern shores of the Firth of Forth, the historic town of South Queensferry is the famous home of Scotland's iconic Forth Bridges. This charming town offers a vibrant high street with a good selection of local shops and services with a Tesco supermarket also available within walking distance of this property. South Scotstoun is an attractive residential development with no through traffic, conveniently placed within easy walking distance of the local train station at Dalmeny which offers a quick link Edinburgh city centre and beyond. By car, the bypass, Edinburgh International Airport and the central motorway network are all within easy reach, making South Queensferry the ideal location for commuters. The area has long been popular with families thanks to an excellent array of local amenities and attractions along with highly regarded schools from nursery to secondary level.





Approx. Gross Internal Floor Area 61.7 Sq M / 664 Sq Ft.



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.



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