










Fixed Price

**£265,000**

## 1a Hillwood Place

South Queensferry | EH30 9PR

This unique, beautifully presented first floor flat offering stunning views of the Forth Bridges, is pleasantly situated within the heart of South Queensferry, taking advantage of the fantastic local amenities the town has to offer. The accommodation which is offered to the market in true move-in condition would make an ideal purchase for the professionals in an excellent location.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  On-street parking
-  Communal terrace
-  EPC Rating – D
-  Council Tax Band - D



## Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, spacious and bright lounge with corner double aspect windows pleasantly overlooking the high street, stunning fitted kitchen (installed 2023) with integrated appliances and open plan to light and airy dining room, well proportioned principal bedroom with large picture window offering fabulous views across the Forth, second good sized bedroom and stylish bathroom with corner bath and separate shower enclosure. Further benefits include gas central heating.



## Extras

All fitted floor coverings and electric blinds will be included in the sale together with the integrated appliances.

## Gardens & Parking

The property benefits from a communal terrace and on-street parking can be found within the surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





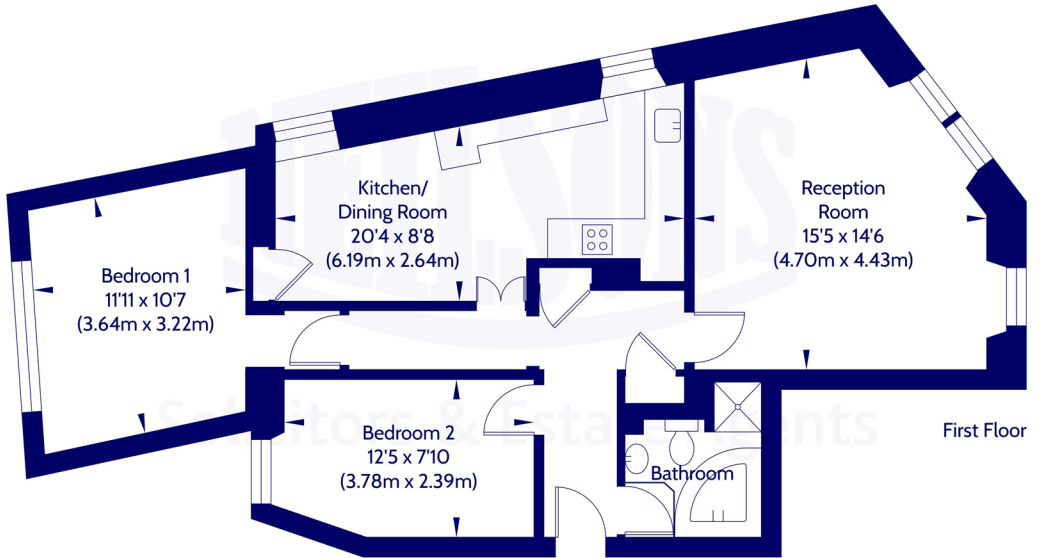
## Location

The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, restaurants, cafes, bars and bistros. Highly regarded schooling is available from nursery to secondary level and for the commuter there is convenient access to the Forth Bridges, central motorway network 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. 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 Houses.





Approx. Gross Internal Floor Area 75.61 Sq M / 814 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.



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



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