










Offers Over  
**£250,000**

## 20 Burgess Road

South Queensferry | EH30 9JA

A fantastic opportunity has arisen to purchase this three bedroom semi-detached villa, located in the popular residential area of South Queensferry. Close to local amenities and transport links, the property is well presented throughout with private gardens and off street parking, making this an ideal family home with viewing being highly recommended.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  Driveway
-  EPC rating – D
-  Council tax band - C



## Description

In move in condition, the property is laid out over two levels with downstairs briefly comprising of a welcoming hallway with understairs storage, bright lounge with a leafy green outlook, breakfasting kitchen with a range of wall and base units with co-ordinated worktops and splashback, a pantry cupboard and a door to the garden, and a partially tiled bathroom with a white suite and shower over the bath.

Moving upstairs, there is a naturally lit landing and three double bedrooms, two of which have built in wardrobes and the third with a storage cupboard. There is also a partially floored attic.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings are included in the sale along with the induction hob and electric oven, and integrated washing machine, dishwasher and microwave and garden shed.

## Gardens & Parking

A neat front garden with a lawn bordered by shrubs and a path welcomes you to the property and to the rear is a fully enclosed garden, with a lawn, a patio and decking, offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. A driveway provides off street parking and unrestricted on street parking is also available.

## Viewing

By appointment through Neilsons (0131 625 2222).







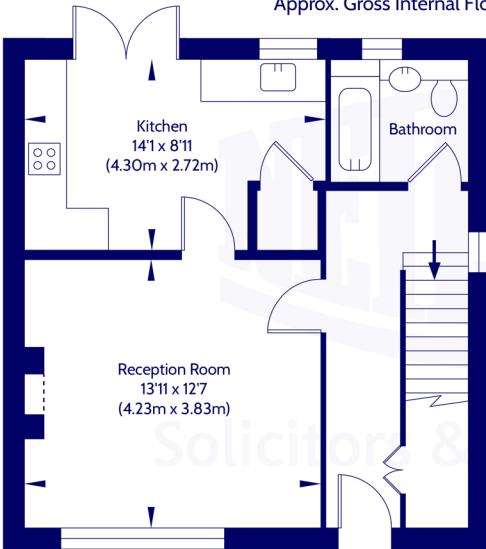
## Location

Burgess Road 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.

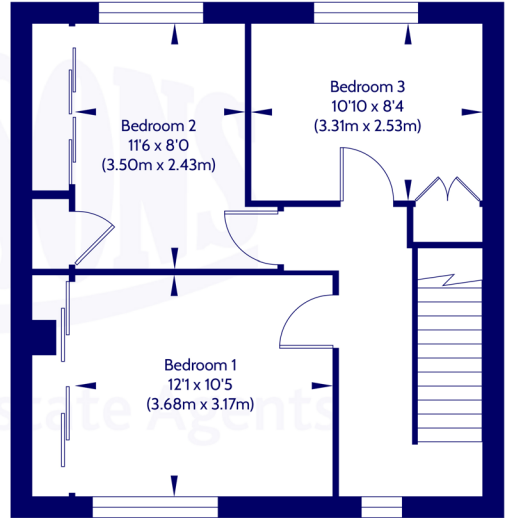




Approx. Gross Internal Floor Area 85.81 Sq M / 924 Sq Ft.



Ground Floor



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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