



Solicitors & Estate Agents










Offers Over
£200,000

1 Kempston Place

South Queensferry | Edinburgh | EH30 9QW

This attractive, generously proportioned terraced villa is quietly positioned within an pleasant courtyard setting in the ever popular residential district of South Queensferry, well positioned for access to excellent amenities, transport links and reputable schooling.

-  3 Bedroom
-  1 Public room
-  1 Shower room
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – C



Description

The well kept accommodation enjoys excellent natural light throughout and shall undoubtedly appeal to families or professionals alike and merits internal viewing to be fully appreciated. Benefiting from many additional features including external wall insulation and solar panels, the property comprises; entrance hallway with good storage provisions with carpeted staircase leading to the upper landing. There is a sizeable dual aspect lounge/ diningroom with feature fireplace housing the electric fire. The rear facing kitchen, accessed from both the hall and lounge, is a good size and fitted with ample wall and base units, complementary worktops with useful pull out breakfast bar. There is a built-in electric hob with hood above, separate eye-level double oven and grill with the free standing fridge freezer included in the sale. Upstairs provides excellent storage space with built-in low level storage including the water tank. A window to rear provides excellent natural light. There are three generous bedrooms with bedroom 2 and 3 benefiting from built-in storage. The modern shower room comprises of a three piece suite enhanced with wet wall paneling, LED mirror and electric towel rail. Further benefits include an attic space, double glazing and a part electric heating system.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob and hood, separate double oven and grill and fridge freezer.

Gardens and parking

Attractive private gardens are located to the front and rear of the property, with the front garden bordered by a low level fence with lawn and pathway to entrance. A handy shared side path leads to the enclosed private rear garden housing two garden sheds with paved patio and lawn.

Factors

Manor Estates are the factors for the estate to which a yearly fee of approx. £100 is payable for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

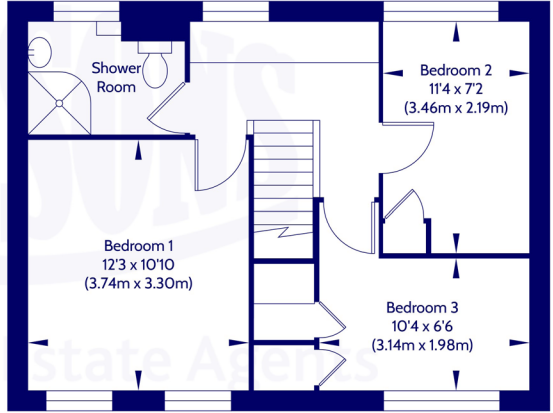
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and 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.



Approx. Gross Internal Floor Area 76.57 Sq M / 824 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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