










Fixed Price

£320,000

12 Clufflat Brae

South Queensferry | EH30 9YQ

A fantastic opportunity has arisen to acquire this rarely available three bedroom detached villa pleasantly positioned within a quiet cul-de-sac setting in the sought-after coastal town of South Queensferry. Nearby a host of excellent amenities and transport links, the property will undoubtedly appeal to growing and established families. Viewing suggested.

-  3 beds
-  3 public
-  2 bathrooms
-  Private gardens
-  Garage and double driveway
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the accommodation briefly comprises of; welcoming entrance vestibule, bright and airy lounge with room for different configurations, fully-fitted kitchen with a range of integrated and freestanding white goods, tiling in splash areas and a breakfast bar, partially-tiled utility room, separate dining room offering flexible use, triple-aspect conservatory (in need of upgrading), first floor landing with an over stairs cupboard and attic access, sizeable principal double bedroom with an integrated double wardrobe, fully-tiled ensuite shower room with a heated towel rail, second double bedroom with stunning views of The Queensferry Crossing, third double bedroom with more gorgeous viewings, and a fully-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include Hive gas central heating and double glazing throughout.

Factor fees are payable of approximately £14 per calendar month.



Extras

Selected fixtures and fittings, including; integrated gas hob, double oven and extractor hood, freestanding fridge, dishwasher and washing machine, fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies an integrated single garage and double driveway for secure off-street parking as well as a private garden laid to lawn. The rear garden is substantial in size whilst mostly being laid to lawn also offering paved patio and pond.

Viewing

By appointment through Neilsons 0131 625 2222.





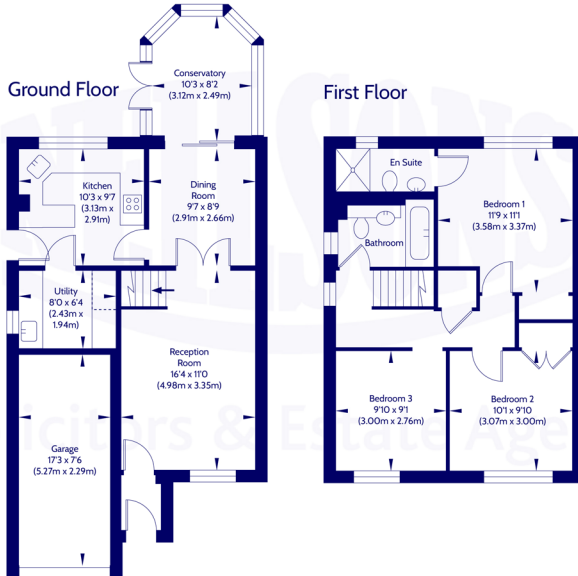
Location

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 & pubs. 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 97.88 Sq M / 1054 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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