










Fixed Price

£540,000

11 Henry Ross Place

South Queensferry | Edinburgh | EH30 9NE

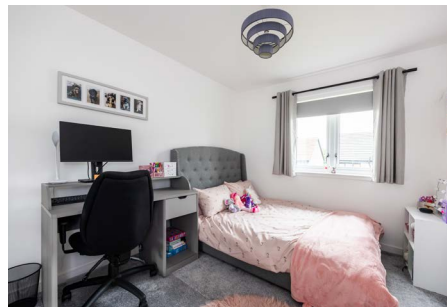
This immaculately presented detached villa, built by Ambassador Homes is situated in an exclusive, luxury modern development in the picturesque seaside town of South Queensferry. The property is within walking distance of the High Street, which offers numerous bars and restaurants. It is also conveniently close to various amenities, supermarkets, and top-rated local schools. Additionally, Dalmeny Railway Station and the Queensferry Crossing are just a short distance away.

-  4 Bedrooms
-  2 Public Rooms
-  3 Bathrooms Plus WC
-  Garage and Driveway
-  Private Rear Gardens
-  EPC Rating – B
-  Council Tax Band – G



Description

Maximizing modern family living space, the Wallace's ground floor features a spacious reception room with stylish media wall incorporating a built in fireplace and glazed double doors that open into a bright, open-plan kitchen and dining area, all benefitting from Kardean flooring. This area boasts a social aspect ample room for entertaining guests, with the dining area extends into the garden through glazed French doors, leading to a paved patio within the private garden. The fitted Magnet kitchen is equipped with a full suite of high-quality integrated appliances, complemented by chic, soft-close unit doors and spotlights. All bathrooms, including the downstairs WC (also with Kardean flooring), showcase designer sanitaryware from the award-winning RAK Ceramics, enhanced by large-format Porcelanosa ceramic tiles. This combination creates a sleek, modern design that is both functional and elegant. The family bathroom includes a separate shower enclosure, a chrome heated towel warmer, and a shaver socket as standard. The spacious principal bedroom features a walk-in wardrobe and a contemporary en-suite shower room. Bedroom two includes a double fitted wardrobe and an en-suite. Bedrooms three and four are both well proportioned doubles and incorporate fitted wardrobes for added convenience.



For added storage the attic has been partially floored with a ramsay ladder for easy access.

Extras

The property shall be sold with all fixtures, fittings, blinds, integrated appliances, fitted floor coverings and Security Alarm.

Gardens, Garage & Driveway

The property is positioned on a generous plot and offers private south facing gardens to the rear. The rear garden is fully enclosed with a spacious lawn area making the space ideal for families. A large patio area complements the space offering an outside space for entertaining. To the front is a monoblock driveway suitable for off street parking for multiple vehicles with an integral lock up garage offering excellent fitted storage.

Viewing

Please contact Neilsons on 0131 625 2222.





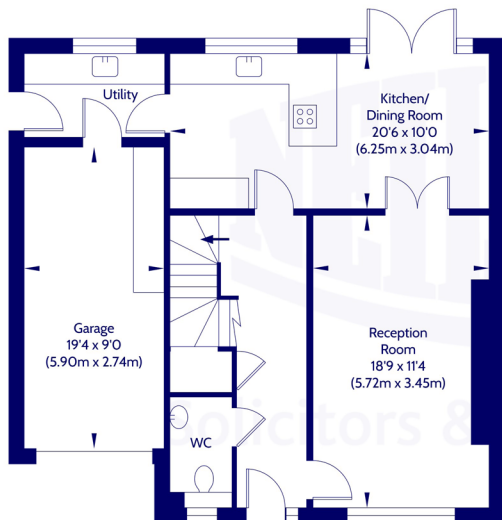
Location

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 fiveaside 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.

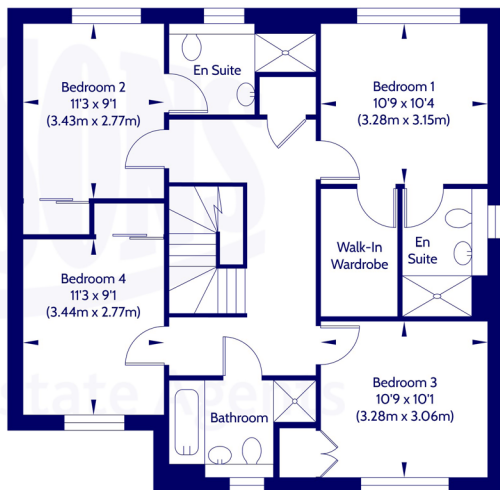




Approx. Gross Internal Floor Area Inc. Garage 155.15 Sq M / 1670 Sq Ft.



Ground Floor



First Floor

Area excludes outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

