










Offers Over
£245,000

11 Rosebery Avenue

South Queensferry | Edinburgh | EH30 9JG

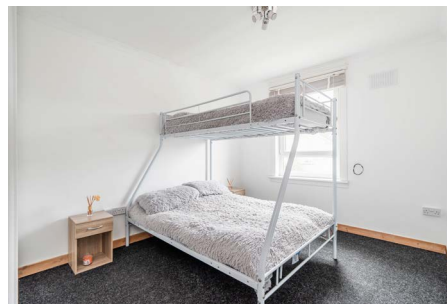
Situated in the popular historic town of South Queensferry and within walking distance of Dalmeny train station, is this attractive three bedroom, terraced family home which is well placed for local amenities including supermarkets, bars, restaurants, leisure facilities and schools. With off street parking and generous rear garden this really would make a fantastic family home.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom and WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

Upon entry, you are greeted by a welcoming hallway with a staircase leading to the upper level, creating an inviting first impression. The front-aspect reception room offers a warm and relaxing ambiance, featuring a focal fireplace, built-in storage, and cozy carpeting that adds a touch of comfort to the space. The kitchen is a modern, practical space, equipped with sleek white wall and base units that provide ample storage, complemented by tiled splash areas. There is generous room for free-standing appliances, making it both functional and stylish. From here, an internal hallway with additional storage leads to the rear conservatory—a versatile space ideal for relaxation, morning coffee, or even a formal dining area. Ascending the split-level staircase, you'll find a convenient, fully-tiled WC on the upper level. The home boasts three generous double bedrooms, with two located at the front, each offering built-in wardrobes for ample storage. A third double bedroom to the rear enjoys partial views of the iconic Forth Bridges, along with additional storage options. An attic conversion, accessed via a Ramsay ladder, adds valuable extra space. With three Velux windows providing natural light and views of the Forth Bridges, this area could serve as a hobby room, a home office, a study, or even a playroom for children.



Extras

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

Gardens & Driveway

The property also includes off-street parking with a private driveway and a generously sized rear garden. The expansive outdoor space features a spacious patio area for al fresco dining and a well-maintained lawn, fully enclosed with fencing for added privacy.

Viewing

Please contact Neilsons on 0131 625 2222.





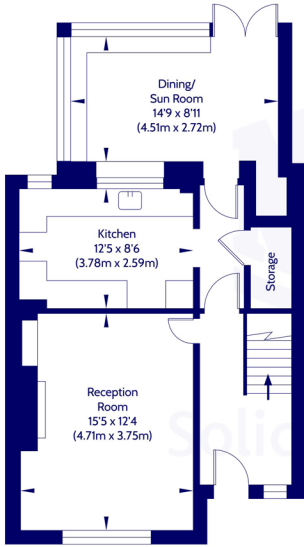
Location

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.

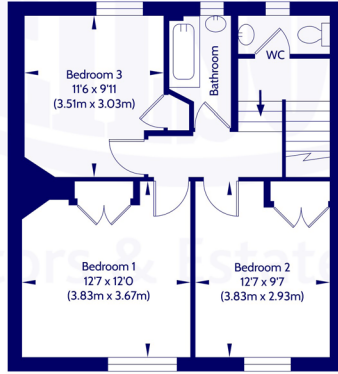




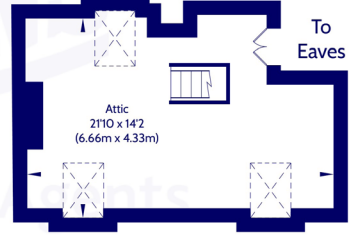
Approx. Gross Internal Floor Area Excl. Attic 105.87 Sq M / 1139 Sq Ft.



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.



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