



Solicitors & Estate Agents










Fixed Price

£235,000

71 Moubray Grove

South Queensferry | Edinburgh | EH30 9PD

This attractive terraced villa is ideally located in a sought-after residential area, popular with families due to its close proximity to a range of everyday amenities and excellent transport links to both Edinburgh and Fife. The property offers deceptively spacious accommodation, making it a perfect family home.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

Upon entering, you are welcomed by a hallway that provides access to a convenient cloakroom/WC. The bright and airy lounge/dining room features a front-facing window, allowing plenty of natural light to flood the space. At the rear, patio doors open up to a generously sized conservatory, offering additional living space and a connection to the outdoors. The well-designed breakfast kitchen is equipped with ample base and wall-mounted units, offering plenty of storage. It also features coordinating work surfaces and a small breakfast bar, creating a practical and inviting space for family meals. Upstairs, the home boasts three well-proportioned bedrooms, all providing ample room for furniture and storage. The appealing shower room is modern in design, featuring a white suite that includes a WC, washbasin, and a large double shower enclosure. Additional benefits include gas central heating for year-round comfort and double glazing throughout, ensuring energy efficiency. This property is a fantastic option for families looking for a spacious, well-maintained home in a highly convenient location.



Extras

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

Gardens & Parking

The property boasts charming private gardens at both the front and rear, offering well-maintained outdoor spaces ideal for relaxation or family activities. The front garden enhances the home's curb appeal, while the larger, enclosed rear garden provides a peaceful retreat, perfect for outdoor dining, gardening, or simply enjoying the fresh air. Additionally, the area offers ample street parking, ensuring convenient parking options for both residents and visitors alike.

Viewing

Please contact Neilsons on 0131 625 2222.





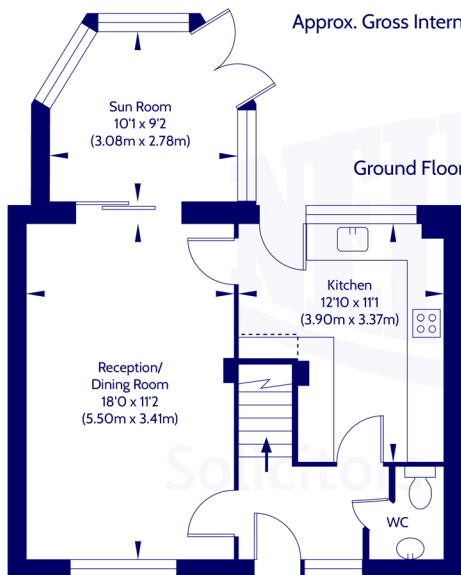
Location

South Queensferry, often referred to simply as Queensferry, is a charming town situated on the outskirts of Edinburgh, Scotland. It lies along the southern shore of the Firth of Forth and is renowned for its stunning views of the iconic Forth Bridges: the Forth Rail Bridge, the Forth Road Bridge, and the Queensferry Crossing. This historic town features cobbled streets, quaint shops, and a picturesque waterfront. It has a rich maritime history and is a gateway to exploring nearby islands such as Inchcolm, which is home to a medieval abbey. South Queensferry also hosts the annual Loony Dook, a New Year's Day tradition where participants take a chilly plunge into the Firth of Forth. Its proximity to Edinburgh makes it a popular destination for residents seeking a blend of scenic beauty, historic charm, and modern convenience.

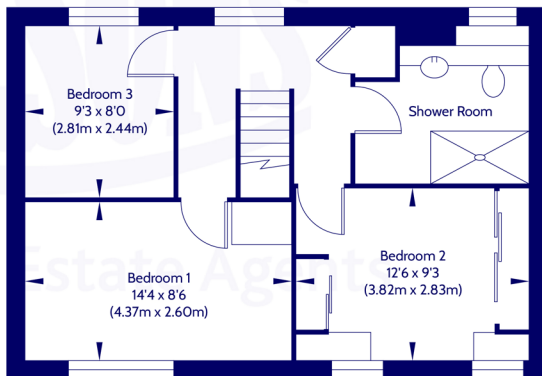




Approx. Gross Internal Floor Area 91.54 Sq M / 985 Sq Ft.



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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✉ 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

