










Solicitors & Estate Agents



29 Killiekrankies Path

South Queensferry | Edinburgh | EH30 9AE

Nestled in the tranquil coastal town of South Queensferry, this modern terrace house offers a superb opportunity. Quietly situated yet conveniently close to excellent commuter links and amenities, this home features beautifully presented interiors and a professionally landscaped garden. Whether you're stepping onto the property ladder or downsizing, this delightful residence promises comfortable living in a historic setting.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom Plus WC
-  2 Allocated Parking Spaces
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

The property welcomes you with a bright entrance hallway featuring a staircase leading to the upper floor. The reception room, situated at the front, enjoys views over a pedestrian-only area and is enhanced by laminate flooring and convenient built-in storage. The spacious dining kitchen boasts stylish white gloss wall and base units, providing ample storage and workspace. Glazed doors open directly to the garden, creating a seamless indoor-outdoor flow, while a utility area and WC add to the functionality of this space. Upstairs, the principal double bedroom is a luxurious retreat with plush, thick carpeting, a front-facing aspect, and a generous walk-in closet. A secondary double bedroom offers ample proportions, while a third single bedroom is currently utilized as a dressing room but could easily serve as a home office or nursery. The modern shower room features a sleek two-piece white suite and a walk-in glass cubicle housing a dual thermostatic shower, ensuring a spa-like experience.



The development is maintained by the factor, Ross and Liddell at an approximate cost of £60 every six months.

Extras

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

Gardens & Parking

The enclosed rear garden is thoughtfully laid out with a patio area, perfect for outdoor entertaining, and offers convenient rear access to two allocated parking spaces.

Viewing

Please contact Neilsons on 0131 625 2222.





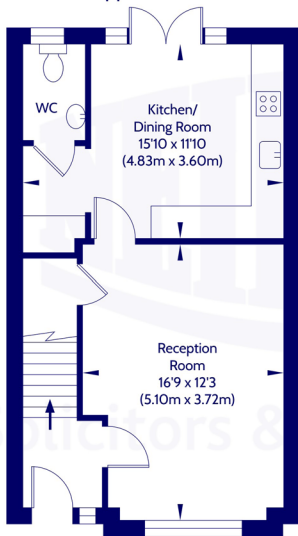
Location

Killiekrankies Path is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, within close walking distance to the property, taking you to the 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 Dalmeny and Hopetoun House.

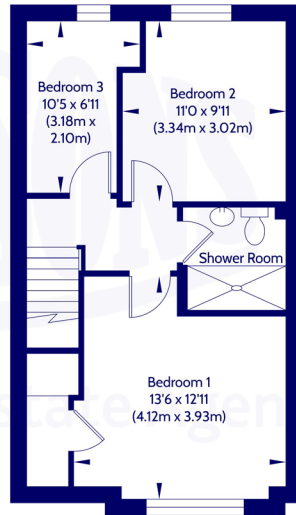




Approx. Gross Internal Floor Area 83.94 Sq M / 903 Sq Ft.



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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