



Offers Over
£370,000

18 Clufflat Brae

South Queensferry | EH30 9YQ

Neilsons are delighted to present to the market this well presented, four bedroom detached villa, quietly situated in a cul-de-sac in the picturesque town of South Queensferry. Offering well proportioned accommodation and located close to local amenities, transport links and schooling, this property would make a fantastic family home and viewing is highly recommended.

- 3 public rooms
- 4 bedrooms
- 2 bathrooms plus WC
- Front and rear gardens
- Garage & driveway
- EPC rating – D
- Council tax band - F



Description

In move in condition, the property is laid out over two levels and you enter a welcoming hallway with understairs storage cupboard and a handy, fully tiled WC. To your right is a bright and spacious lounge with a gas fire and glazed doors leading into the dining room, which in turn has a sliding door leading into the conservatory with a hot and cold air conditioning unit and doors to the rear garden. The kitchen, which can be accessed from either the hall or dining room has a good range of white wall and base units with co-ordinated worktops, splashback tiling and a door to the rear vestibule leading to the side of the house.

Moving upstairs there are four double bedrooms, all with built in wardrobes, with the principal bedroom having the added benefit of a modern, fully tiled en-suite shower room with white suite, heated towel rail and overhead rainfall shower, and completing the accommodation on this level is the family bathroom. There is a partially floored attic and the property also benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the wall mounted TV in the lounge, gas hob and double electric oven, dishwasher, and integrated microwave, washing machine, fridge and freezer.

Gardens and Parking

A small area of garden to the front welcomes you to the property and to the rear is a private, fully enclosed garden, laid to lawn and bordered by shrubs and flowers, along with a patio area, offering an ideal space for outdoor dining in the warmer months and a safe place for children and pets to play. There is a garage with an up and over door, power and light and a large driveway provides off street parking.

Factoring

The garden grounds in the street are maintained by Ross & Liddell at a cost of £18 per month,

Viewing

By appointment through Neilsons (0131 625 2222).





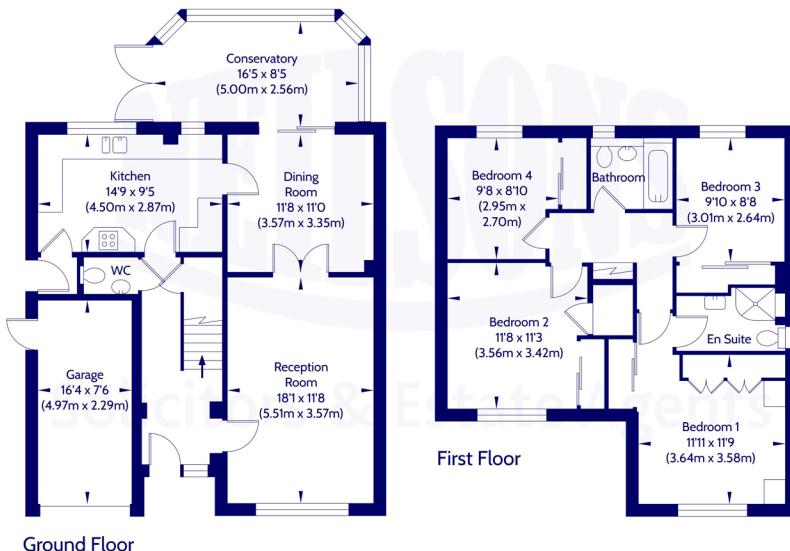
Location

Clufflat Brae is a quiet cul-de-sac 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, 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 135.85 Sq M / 1462 Sq Ft.



Ground 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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