



Solicitors & Estate Agents










Offers Over

**£660,000**

## 10 Linn Mill

South Queensferry | EH30 9ST

Neilsons are delighted to offer on to the market this unique and generously proportioned detached villa, which is bordered by beautiful mature garden grounds and features spectacular open views towards the Forth and its iconic bridges. Forming part of an exclusive development, the property would now benefit from upgrading and modernisation in places and offers a fantastic opportunity to create an individually tailored home spanning over 420 sq m. in size.

-  5 bedroom
-  3 public room
-  4 bathroom
-  Driveway and double garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- H



## Description

The accommodation is arranged over three floors and briefly comprises: entrance via lower hallway with utility room and WC, generous main hallway with a box room off providing superb storage, spectacular 13m long dual facing reception room which offers a highly versatile living/dining space, with high volumes of natural light, spectacular open views and a balcony off, breakfasting kitchen fitted with an excellent assortment of wood fronted units/coordinated worktops, substantial multi-purpose reception/dining room, home office, recreation/play room, three large double bedrooms all with access to en-suite facilities, two smaller double bedrooms, shower room, and luxury sized bathroom with three piece suite, sunken bath and separate shower enclosure.





## Extras

All fitted carpets, blinds, light fittings, integrated appliances and white goods will be included in the sale.

## Gardens, Garage & Driveway

The property is surrounded by delightful mature gardens, comprising areas of lawn, well stocked shrub and flower beds and beautiful mature trees and hedgerow. Each part of the garden has a unique quality to it and has been thoughtfully designed to enjoy high volumes of natural light and a nice feeling of privacy. The rear garden backs on to a large area of open parkland and trees, which is currently being maintained by the local residents and offers a safe space for all the family to enjoy. A large monobloc driveway and integral double garage provides superb off-street parking for numerous vehicles.

## Viewing

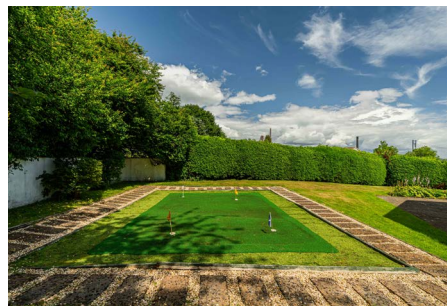
By appointment through Neilsons (0131 625 2222).



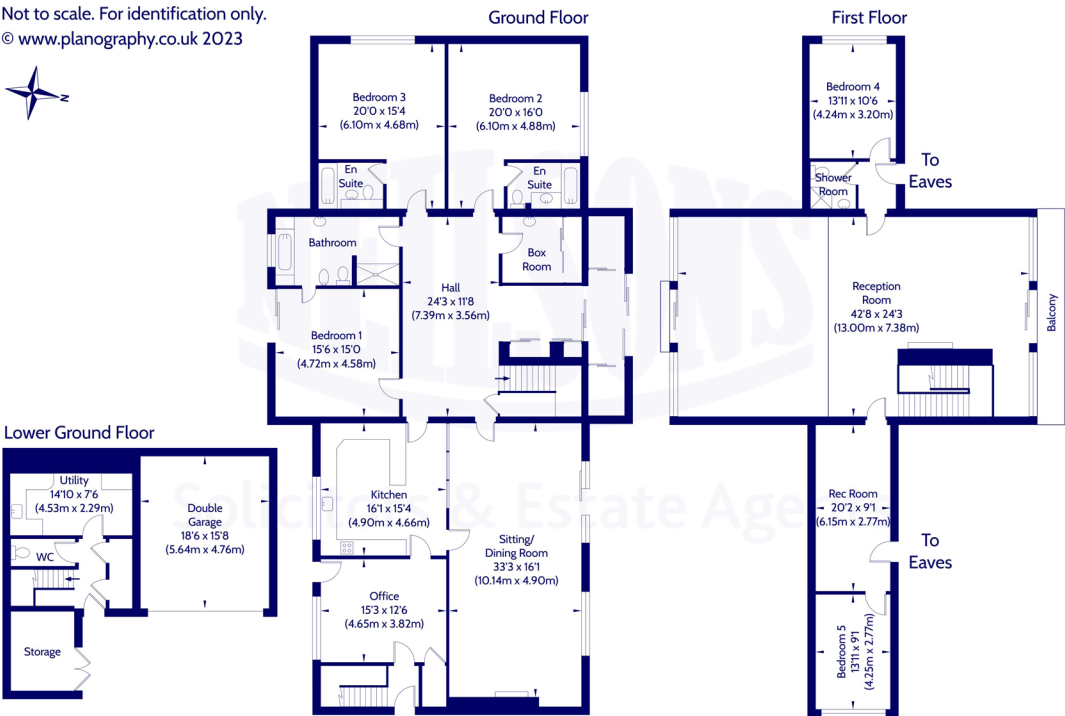


## Location

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 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 the area at Dalmeny and Hopetoun House Estates.




Approx. Internal Area 430.55 Sq M / 4635 Sq Ft.  
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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