










Offers Over

**£200,000**

## 106 South Scotstoun

South Queensferry | Edinburgh | EH30 9YE

This bright and well-presented end-terraced home enjoys a peaceful setting in a residential cul-de-sac, just a short walk from Dalmeny train station and the heart of the charming historic coastal town of South Queensferry. Boasting three bedrooms, private gardens, and allocated parking, this property is ideal for a range of buyers.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

The property welcomes you with an inviting vestibule, setting the tone for the warm and well-designed living space. The open-plan reception and dining area is bright and spacious, featuring a large double window to the front aspect that allows plenty of natural light to flood the room. A focal fireplace adds character and warmth, while the generous layout easily accommodates a dining table, making it a perfect space for both relaxation and entertaining. To the rear of the property, the kitchen is well-appointed with fitted wooden wall and base units, complemented by solid wood worktops and tiled splash areas, creating a stylish and functional cooking space. Off the reception room, an inner hallway provides additional storage and leads to a generously sized double bedroom. This room is enhanced by full-height, mirror-fronted built-in wardrobes, offering excellent storage solutions. Adjacent to the bedroom is a fully tiled shower room, complete with a sleek white two-piece suite, a corner glass cubicle with a thermostatic shower, and a heated chrome towel rail for added comfort. Upstairs, there are two further spacious double bedrooms, both benefiting from built-in storage. The accommodation is completed by a well-appointed family bathroom, featuring a white three-piece suite, a shower over the bath, and complementing white tiling, creating a fresh and modern finish.





## Extras

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

## Gardens & Parking

The property benefits from an allocated parking space, ensuring convenient and secure parking, with additional guest parking available for visitors. Both the front and rear gardens are designed for low-maintenance upkeep while still providing an attractive outdoor space. The private front garden adds to the property's curb appeal, offering a welcoming entrance with neatly arranged decorative elements. The enclosed rear garden provides a peaceful retreat, ideal for outdoor seating or alfresco dining, with a combination of hardscaping and greenery to create a stylish yet easy-to-maintain space.

## Viewing

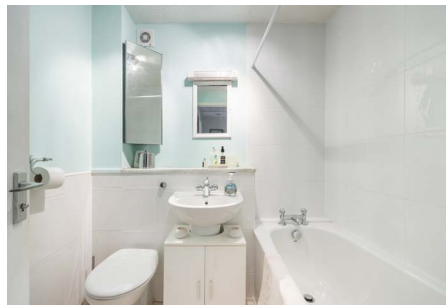
Please contact Neilsons on 0131 625 2222.





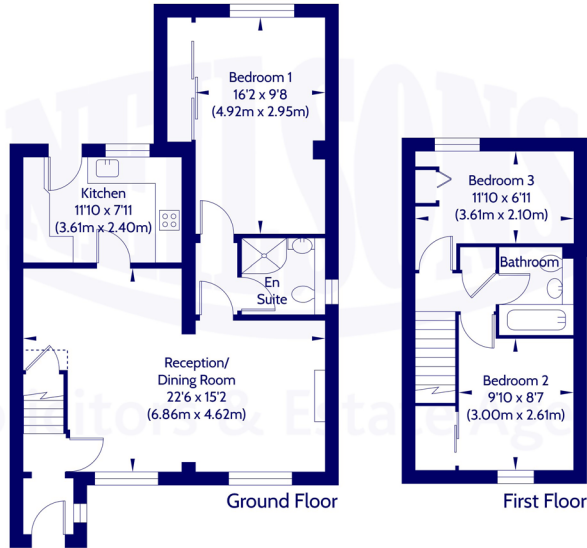
## Location

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 88.11 Sq M / 949 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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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