










Solicitors & Estate Agents



## 7 Stewart Clark Avenue

South Queensferry | EH30 9QF

A superb opportunity has arisen to acquire this charming two-bedroom terraced villa quietly situated in the picturesque town of South Queensferry. Close to excellent amenities and commuting links, the property is well-suited to a variety of purchasers including first-time buyers, couples and growing families.

-  2 beds
-  1 public
-  1 bathroom
-  Private Gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - B



## Description

Internally, the property is presented in true move-in condition while briefly comprising; welcoming entrance vestibule, bright and airy front-facing lounge/diner with a handy downstairs cupboard, sleek fully-fitted kitchen with a range of integrated white goods, tiling in splash areas, and great storage provisions whilst being finished with stylish white units and worktops, first floor landing with a shelved cupboard and access to the partially-floored attic, first generously proportioned double bedroom with a useful integrated cupboard and a front aspect, second good sized double bedroom with ample room for freestanding furniture and different configurations, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Private, well-kept gardens can be found to the front and rear of the property with both offering a low maintenance upkeep. The rear garden is split into wooden decking and chip stone zones with raised planters. For the car owner, there is a single driveway providing off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







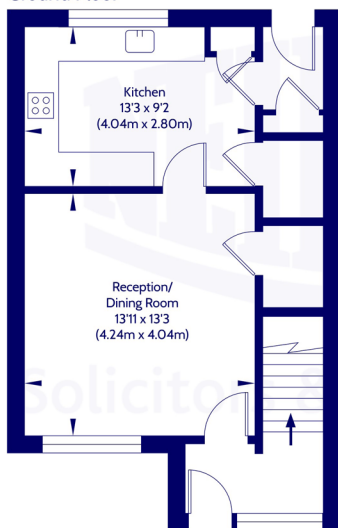
## Location

Stewart Clark Avenue 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, 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.

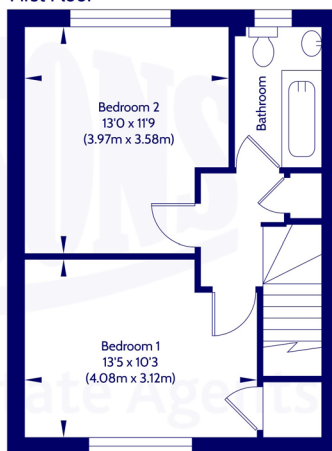


Approx. Gross Internal Floor Area 78.3 Sq M / 842 Sq Ft.

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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