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Fixed Price

£269,995

12 Kettleslaw Square

South Queensferry | EH30 9GP

A stylish two bedroom mid terrace villa forming part of the prestigious Rosebery Wynd development by Cala Homes in the picturesque town of South Queensferry. Featuring Cala's high specification throughout, this property is sure to have a wide appeal in th

-  1 public room
-  2 bedrooms
-  1 bathroom plus WC
-  Front and rear gardens
-  Residents parking
-  EPC rating – B
-  Council tax band - D



Description

In brief the accommodation comprises entrance hall with handy WC, a lounge/dining area which will be the hub of the home with double patio doors to the garden to allow you to enjoy a morning coffee, lunch or dinner al fresco, separate kitchen with the latest integrated appliances to make mealtimes a breeze, two sizeable bedrooms with fitted wardrobes, and a luxury bathroom. The property further benefits from gas central heating, double glazing, and good storage throughout.

Images are for illustrative purposes and layouts may vary depending on the individual plot



Gardens and Parking

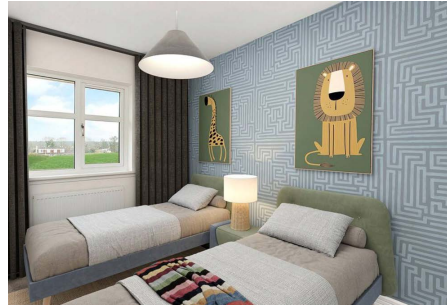
There is a small front garden, and to the rear a fully enclosed garden with patio offering a place to dine in the warmer months and a safe space for children and pets to play. There is residents parking available.

Factoring

The common areas and grounds are factored by Ross & Liddell at a cost of approximately £158.00 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





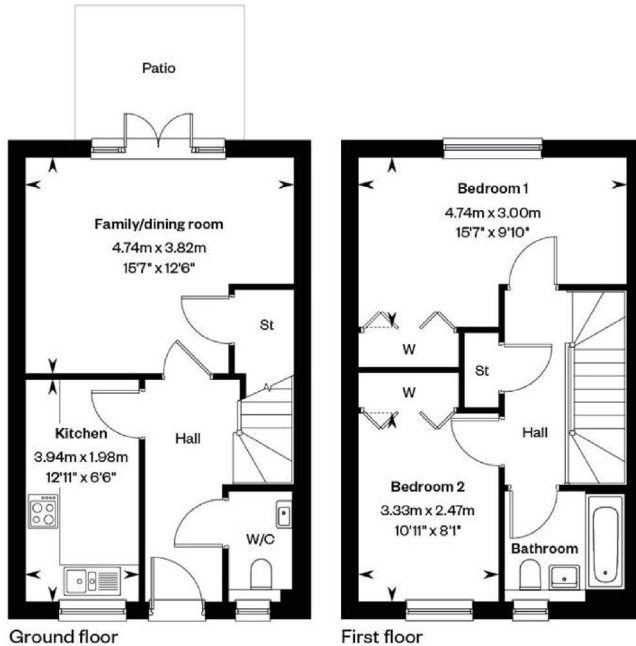
Location

Rosebery Wynd 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.

The Adam

Plots 35, 36, 37, 53, 84, 85, 86 & 87 – as shown

Plots 50, 51, 52, 88, 89, 90 & 91 – handed



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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