



Solicitors & Estate Agents










Fixed Price

**£399,995**

# 106 Bo'ness Road

South Queensferry | EH30 9EQ

A stylish three bedroom end terraced villa forming part of the prestigious Queensferry Heights development by Cala Homes in the picturesque town of South Queensferry. Boasting Cala's high specification throughout, including a studio-designed dining kitchen, and with private front and rear gardens, you'll instinctively feel at home, where the whole family can relax in flexible comfort.

-  1 public room
-  3 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Allocated parking space
-  EPC rating – B
-  Council tax band - F

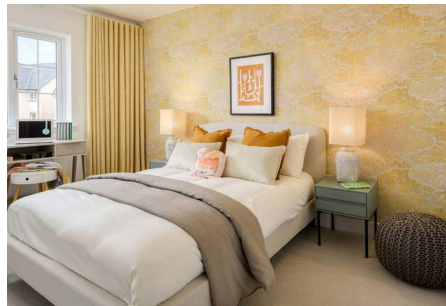


## Description

Laid out over two levels, downstairs briefly comprises welcoming entrance vestibule and hallway with storage and a handy WC, formal lounge for cosy family evenings, and an open plan studio designed kitchen/dining area with double doors extending your living space to the patio and rear garden.

Moving upstairs, there are three bedrooms all with fitted wardrobes, an en-suite shower room to bedroom one, and a stylish family bathroom. The property also benefits from gas central heating and double glazing.

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



## Extras

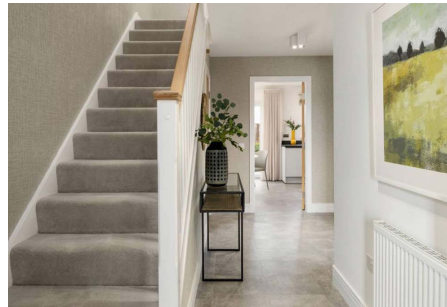
A neat front garden welcomes you to the property whilst to the rear is a fully enclosed garden with a patio area, offering a place to dine in the warmer months and a safe space for children and pets to play. The property benefits from an allocated parking space.

## Factoring

The common areas and grounds are factored by Ross & Liddell at a cost of approximately £255.00 per annum.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

Queensferry Heights 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 Avon

Plots 10, 11, 12 – as shown



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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

