










## 119 Walker Drive

South Queensferry | EH30 9RP

This well-proportioned three-bedroom first floor flat presents an excellent opportunity for first-time buyers, young families, or those looking to downsize to single-level living. The property offers a practical and flexible layout, ideally suited to modern lifestyles, with generously sized rooms and easy access throughout. Located in a convenient and well-established residential area, the flat is just a short walk from a wide range of local amenities, including shops, cafes, and everyday services. Excellent public transport links are also within easy reach, providing quick and direct access to Edinburgh city centre and surrounding areas. For families, the property is well-positioned for reputable local primary and secondary schools, all within comfortable walking distance, making it a particularly appealing choice for those with children.

-  1 public room
-  3 bedrooms
-  1 bathroom
-  Communal garden
-  On street parking
-  EPC rating – C
-  Council tax band - B



## Description

The accommodation is accessed via a shared entrance and opens into a central hallway that provides access to all rooms and includes generous built-in storage. The bright and inviting lounge benefits from ample natural light, with space for both relaxation and dining. The adjacent kitchen is fitted with a wide selection of units and worktops, along with integrated and freestanding appliances. There are three well-proportioned bedrooms, two of which are generous doubles, while the third offers flexibility as a single bedroom, study, or home office, complete with its own utility space. Completing the accommodation is a modern shower room with a white two-piece suite, built-in vanity storage, and shower over bath. The property further benefits from gas central heating and double glazing.



## Gardens and Parking

Externally, the property benefits from a generously sized communal garden, offering a pleasant and secure outdoor space ideal for relaxing, socialising, or enjoying some fresh air. The garden is fully enclosed, providing a sense of privacy and safety. A useful external storage unit is also included, offering practical space for storing gardening tools, bicycles, or other outdoor equipment. Additionally, there is a well-maintained garden area located at the front of the building. Parking is on street and is unrestricted.

## Viewing

By appointment through Neilsons (0131 625 2222).







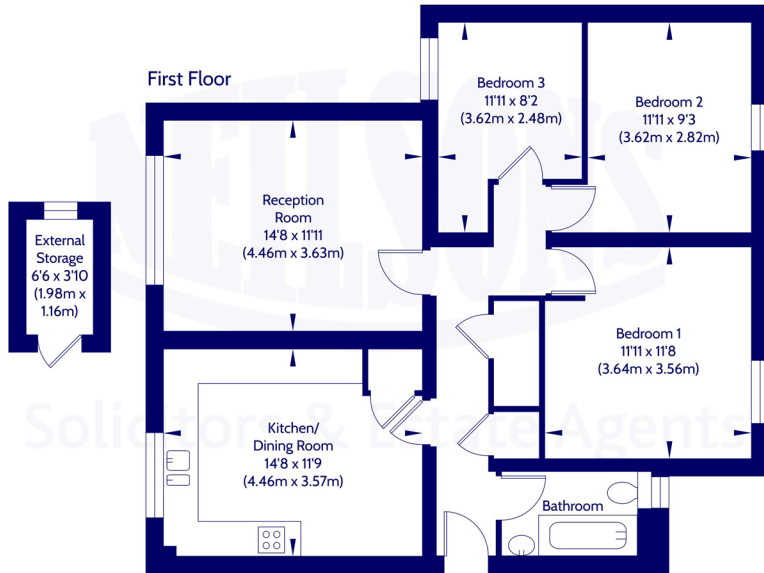
## Location

Walker Drive 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 82.21 Sq M / 885 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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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.



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