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Offers Over

£470,000

28 Stoneyflatts

South Queensferry | EH30 9XT

This immaculate, beautifully presented detached villa with private garden and driveway, is quietly situated in an established modern development, within the heart of South Queensferry, close to excellent local amenities and transport links. In true move-in condition the property would undoubtedly appeal to the growing families and internal viewing is highly recommended.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private gardens
- Office/storage
-  Driveway
-  EPC Band - C
-  Council Tax Band - F



Description

In brief the accommodation comprises; welcoming entrance hallway with downstairs WC, generously proportioned and bright reception room leading through to the stunning fitted kitchen/dining with central island, wood burning stove and French doors providing direct access to the rear garden, useful study/pantry located off the kitchen, fantastic sized light and airy principal bedroom with en-suite shower room, three further well proportioned bedrooms and finally the family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and good storage throughout.



Extras

All fitted floor coverings will be included in the sale together with the built-in hob/oven, fridge/freezer and washing machine.

Gardens & Driveway

To the front of the property lies a monoblock driveway providing off-street parking for multiple vehicles. To the rear, the beautifully maintained landscaped garden is fully enclosed mainly laid with lawn and an area of patio and decking. The ideal space to enjoy outside dining/relaxing.

Viewing

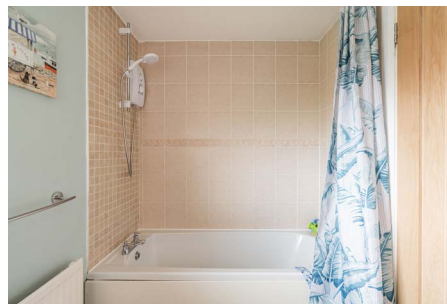
By appointment through Neilsons 0131 625 2222.





Location

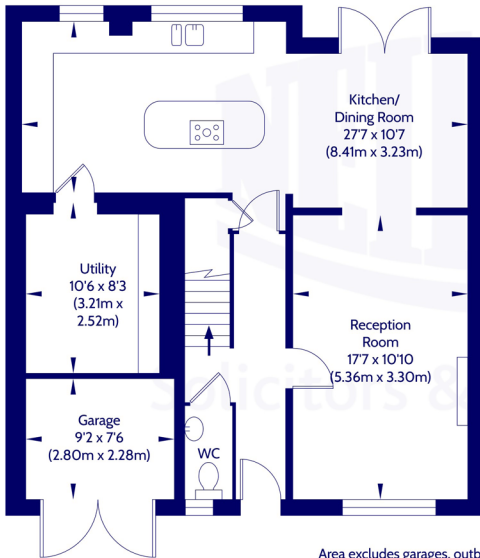
The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, restaurants, cafes & pubs. Highly regarded schooling is available from nursery to secondary level and for the commuter there is convenient access to the Forth Bridges, central motorway network and Edinburgh Airport. The property is within close proximity to Dalmeny Train Station taking you to 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. 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 the area at Dalmeny and Hopetoun Houses.



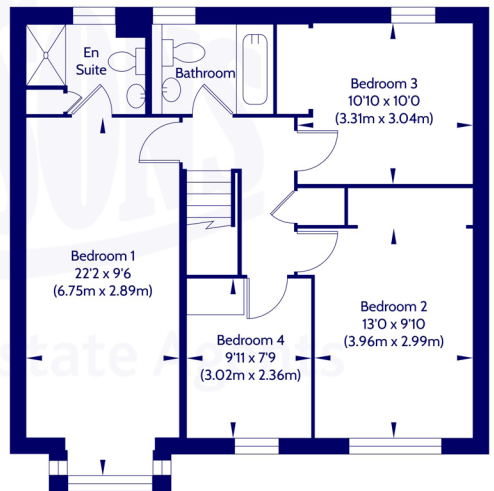


Approx. Gross Internal Floor Area 133.78 Sq M / 1440 Sq Ft.

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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