



Solicitors & Estate Agents










Offers Over

£725,000

15 Briggers Wynd

South Queensferry | EH30 9DS

Neilsons are delighted to offer on to the market this most appealing executive detached villa, forming part of popular modern development and enjoying a superb location in the historic coastal town of South Queensferry. Finished to an exacting standard throughout, the property has been given a variety of high spec upgrades by the existing owners, including premium flooring, fresh neutral décor, Silestone worktops, Porcelanosa tiling and bespoke Sharps wardrobes/shelving in several rooms.

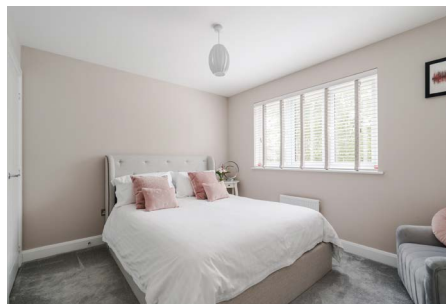
-  6 bedrooms
-  3 public room
-  3 bathrooms
-  Extensive driveway and double garage
-  Private gardens
-  EPC rating – B
-  Council tax band – F



Description

Presented in true move in condition, the property offers generously proportioned and highly flexible family living which briefly comprises: welcoming hallway with chevron wood flooring, excellent built-in storage and convenient downstairs WC, bay fronted reception room which enjoys a pleasant open outlook over the rear garden and features attractive focal shelving and living flame marble fireplace, sleek contemporary kitchen fitted with a superb range of high quality units, complete with breakfasting island (with induction hob) and peninsula, coordinated stone worktops and a selection of integrated appliances, open plan to a dining room and triple aspect garden room which offers the perfect entertaining space and provides access to the outside, utility room and a versatile family room/additional reception, and study/sixth bedroom on the lower level.

On the upper floor the space continues with a generously sized principal bedroom with fitted wardrobes and en-suite shower room, a second double bedroom with wardrobe and en-suite, three further good sized bedrooms (all with fitted wardrobes) and fully tiled family bathroom with counter top basin, WC, bath, and separate shower enclosure.



Extras

All fixtures, integrated appliances, shelving, fitted carpets and flooring, curtain poles, shutter-style blinds and sunken trampoline will be included. The adventure climbing frame is available for modest charge.

Garden, Driveway, Garage and Factor

To the front of the house is a neat lawned garden, together with a generous monobloc driveway leading to a detached double garage to provide excellent off-street parking/overspill storage. To the rear is a substantial west facing garden which enjoys a leafy mature tree backdrop and has been laid to low maintenance synthetic turf and an extensive tiled patio with separate modern composite decking. A modest annual fee of approximately £100 is payable for the upkeep of the communal areas and playparks peppered throughout the estate.

Viewing

By appointment through Neilsons (0131 625 2222).





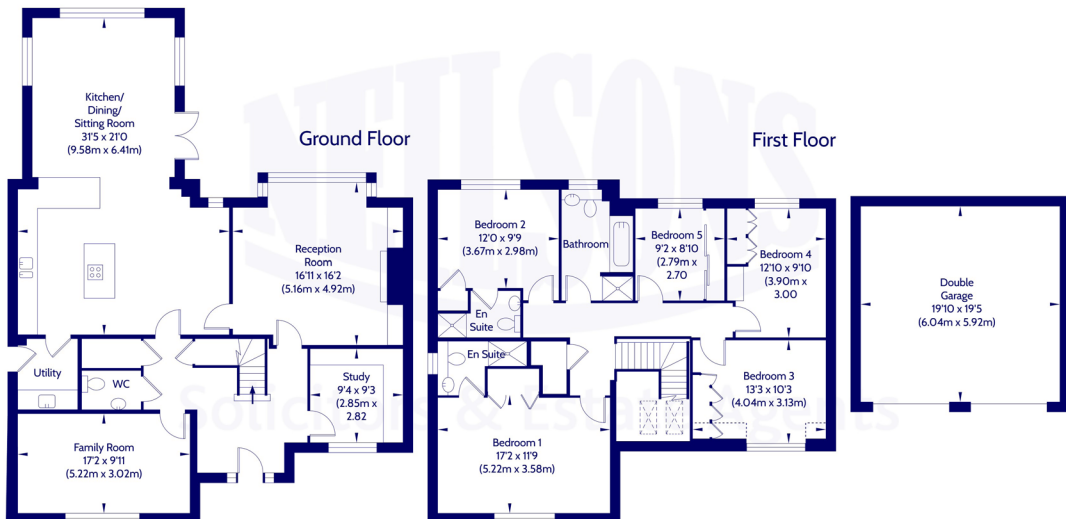
Location

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 area also boasts Dalmeny Train Station within walking distance, taking you to heart of Edinburgh City Centre in approximately 15 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 House Estates.





Approx. Gross Internal Floor Area 220.17 Sq M / 2370 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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