










Solicitors & Estate Agents



5 Almond Grove

South Queensferry | Edinburgh | EH30 9QN

This appealing mid-terrace property is situated on a much sought-after area of South Queensferry. This generous property offers a peaceful setting with excellent local amenities, including highly regarded schools within walking distance. Additionally, the area boasts convenient public transport links to Edinburgh and easy access to commuter routes.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Gated Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

The property is entered via a welcoming hallway that provides access to the main living areas and offers a sense of space upon arrival. The generously sized reception room enjoys a dual-aspect layout, allowing for an abundance of natural light. This stylish living space is enhanced by attractive laminate flooring, a contemporary media wall, and a modern electric fire, creating a warm and inviting atmosphere that's perfect for relaxing or entertaining. The kitchen is well-appointed with a range of fitted wall and base units, offering ample storage and workspace. Complemented by classic subway-style tiling to the splash areas, the kitchen has a clean, modern look and leads directly into a bright conservatory at the rear, providing additional living or dining space with views over the garden. There are three well-proportioned bedrooms in the property. The principal bedroom is front-facing and benefits from generous built-in storage and a fitted wardrobe, making excellent use of space. The second bedroom is a double room with a peaceful rear aspect, carpeted for comfort, and features a full-height built-in wardrobe. The third bedroom is also front-facing, carpeted, and offers versatility as a guest room, child's bedroom, or home office.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the rear garden is attractively landscaped and designed for low maintenance, featuring a decorative finish with two storage sheds and a paved patio area, ideal for outdoor dining or relaxation. To the front of the property, a private driveway provides convenient off-street parking.

Viewing

Please contact Neilsons on 0131 625 2222.





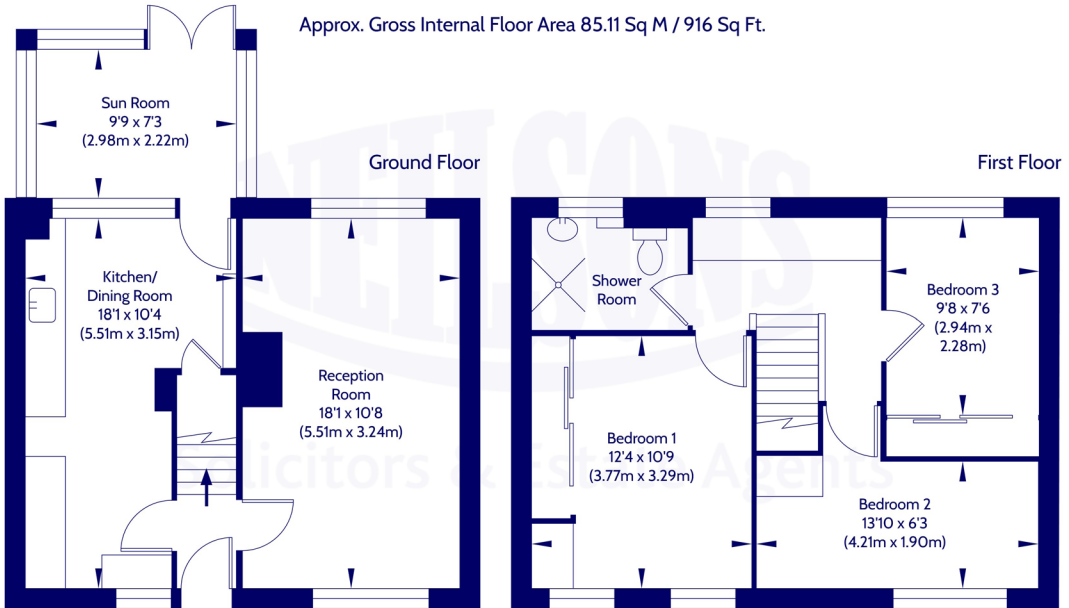
Location

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 85.11 Sq M / 916 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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