



Solicitors & Estate Agents



Fixed Price

£434,995

25 Whinny Gait

South Queensferry | EH30 9EH

A stylish four bedroom semi-detached villa forming part of the prestigious Queensferry Heights development by Cala Homes in the picturesque town of South Queensferry. Featuring well proportioned accommodation including a modern open plan living/ dining/kitchen, and with Cala's high specification throughout, the Balmaha provides all the space and flexibility you need for a growing family.

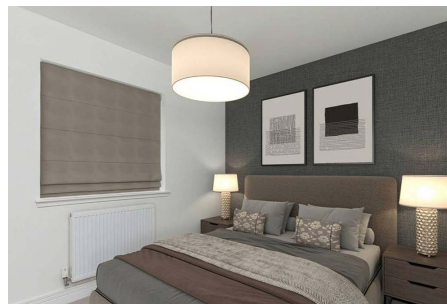
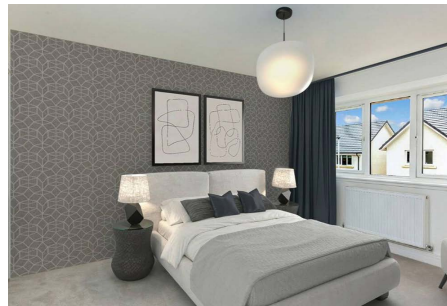
-  1 public room
-  4 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Integral garage and driveway
-  EPC rating – B
-  Council tax band - G



Description

On the ground floor, an open-plan 3-zone living space offers endless options for design and day-to-day life. An L-shaped kitchen, with the very latest Siemens integrated appliances, allows you to make light work of mealtimes. With just steps to the dining and family areas, never miss out on good times or conversation. A handy cloakroom and separate laundry make practical use of every space. The rear of the property opens to a private patio and garden via stunning sliding doors, extending the space further while making a seamless transition from inside to out.

On the first floor, the principle bedroom extends from front to rear, enjoying generous proportions while incorporating a highly coveted en-suite and walk-in wardrobe. With three further bedrooms, all with fitted wardrobes, perhaps one would work well as a home office, playroom or cinema room - an area that can change as your needs dictate. A stunning family bathroom provides further personal pampering space. The property further benefits from gas central heating and double glazing.



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

Gardens and Parking

A 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. There is a single integral garage and a driveway offers off street parking.

Factoring

The common areas and grounds are factored by Ross & Liddell at a cost of approximately £240.00 per annum.

Viewing

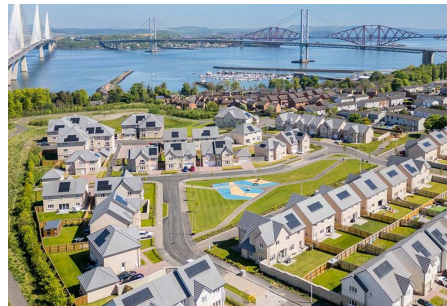
By appointment through Neilsons (0131 625 2222).





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 Balmaha

Plots 8, 101, 103, 113, 117 – as shown

Plots 9, 100, 102, 112, 116 – handed



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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