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Offers Over

£225,000

106 Sommerville Gardens

South Queensferry | Edinburgh | EH30 9PW

Situated in a quiet, established residential cul-de-sac, in the picturesque town of South Queensferry, this two-bedroom end-terraced property is presented to the market in true move-in condition. With the added benefits of a driveway, garage, and private gardens, it represents an excellent opportunity for a first-time buyer or young family.

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



Description

The welcoming hallway provides two useful storage cupboards. A bright and spacious reception room features an electric fire, patio doors leading directly to a decked seating area, and practical understair storage. To the rear, the generous dining kitchen is well-appointed with ample fitted units, integrated appliances, and space for dining, together with a rear door providing access to the garden.

Upstairs, the property offers two well-proportioned double bedrooms. The principal bedroom is carpeted and overlooks the rear aspect, while the second bedroom is finished with laminate flooring and neutral décor. A modern bathroom completes the accommodation, fitted with a fully tiled three-piece white suite, including a whirlpool bath, separate shower cubicle, and thermostatic shower.



Extras

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

Gardens, Garage & Driveway

Externally, the property benefits from a garage with an electric roller door, power, and lighting, as well as a private driveway to the front. The enclosed rear garden provides a secure and attractive outdoor space, featuring two decked seating areas, a patio, and a lawn, ideal for relaxation and entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.



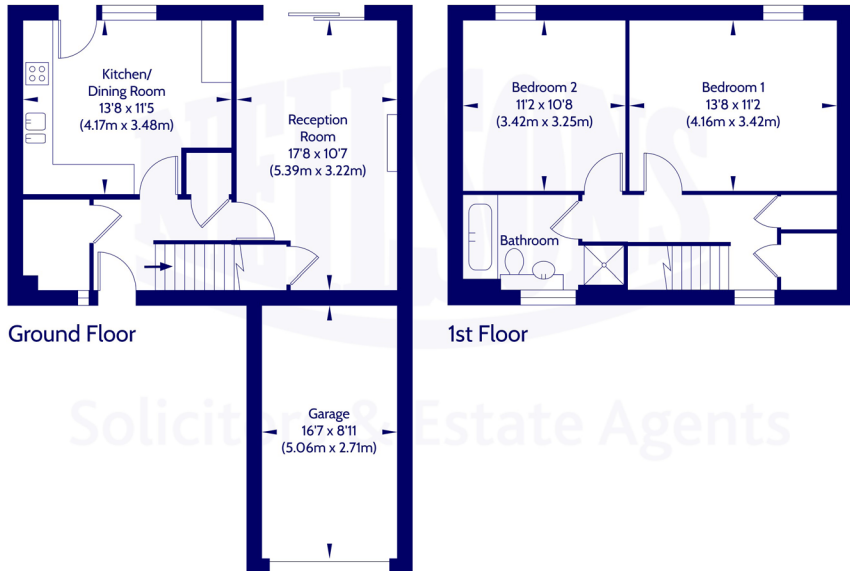


Location

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 81 Sq M / 877 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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