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Offers Over

£275,000

1 Forth Place

South Queensferry | Edinburgh | EH30 9RY

Enjoying an elevated setting with pleasant views towards the Firth of Forth and the iconic bridges, this immaculately presented end-terraced villa offers stylish accommodation across three levels, complemented by private off-street parking and a beautifully landscaped rear garden.

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



Description

On the ground level, the welcoming hallway provides an abundance of storage and access to a practical utility room. The contemporary dining kitchen is fitted with sleek wall and base units, a tiled splashback, and ample space for dining, creating a perfect setting for family meals or entertaining. A modern bathroom completes this level, finished with a three-piece white suite, separate shower cubicle, and a heated chrome towel rail.

The middle level is home to two generously proportioned double bedrooms, both overlooking the rear garden and finished with laminate flooring. One of the bedrooms further benefits from mirror-fronted built-in wardrobes.

The top floor offers a further spacious double bedroom, enjoying striking views of the Forth Bridge, along with laminate flooring and built-in storage. Also on this level, the reception room forms a true highlight of the home, bathed in natural light from two front-facing windows and a large skylight, creating a bright and welcoming living space.



Extras

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

Gardens & Driveway

Externally, the property boasts a private driveway to the front and a delightful landscaped rear garden. Designed for low-maintenance enjoyment, the garden features patio areas for outdoor dining and entertaining, raised flower beds constructed from reclaimed railway sleepers, and a section of artificial turf, combining practicality with style.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

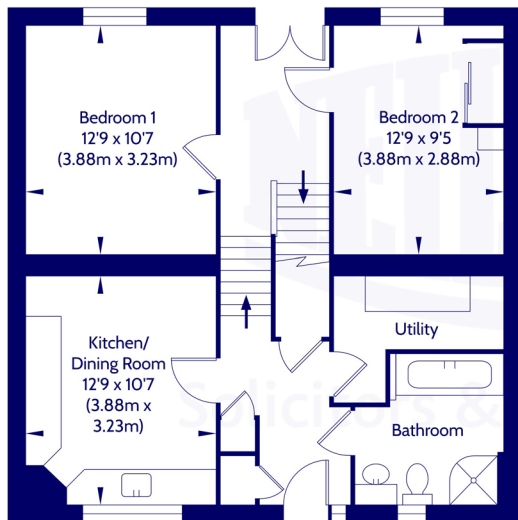
Situated in the historic town of South Queensferry, renowned for its stunning views of the iconic Forth Bridges, this location offers a wealth of amenities including a variety of local shops, supermarkets, pubs, cafés, restaurants, and independent retailers. Excellent transport links provide easy access to the Forth Bridges, A90, M90, and Edinburgh Airport, while Dalmeny Train Station connects to Edinburgh City Centre in around 20 minutes. The charming conservation area of South Queensferry boasts a picturesque setting with scenic walks along the estuary, tree-lined roads perfect for cycling or leisurely drives, and a vibrant waterfront. Local leisure facilities include a sports centre, swimming pool, tennis courts, and a five-a-side football pitch. The Marina Yachting Club caters to sailing and water sports enthusiasts, while nearby Dundas Castle Estate offers a golf course, secluded loch, and woodland walks. Additional nature trails and formal gardens can be enjoyed at Dalmeny and Hopetoun House.



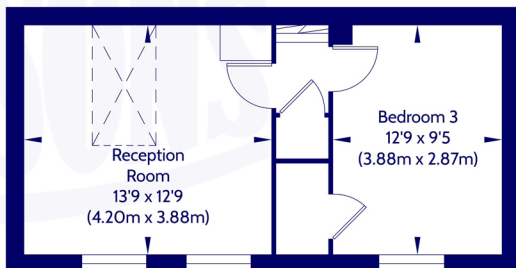


Approx. Gross Internal Floor Area 97 Sq M / 1046 Sq Ft.

Ground Floor



1st 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.



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