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Fixed Price

**£225,000**

## 89 Provost Milne Grove

South Queensferry | Edinburgh | EH30 9PL

This attractive terraced villa with private gardens, garage and driveway, forms part of an established residential development, quietly tucked away on a peaceful cul-de-sac, in the highly sought-after town of South Queensferry. The property would undoubtedly appeal to first time buyers, professionals, and growing families.

2 bedrooms

1 public room

1 bathroom

Private garden

Garage & driveway

EPC Band - C

Council Tax Band - C



## Description

A welcoming entrance hallway gives access to a convenient ground floor WC, a useful storage cupboard, and a bright, airy lounge enjoying a pleasant outlook over the rear garden. The spacious kitchen/diner is fitted with a range of modern base and wall-mounted units, coordinated worktops, and partial tiling in splash areas, with sliding doors providing direct access to the rear garden – perfect for everyday family living and entertaining. Upstairs, the landing offers fantastic storage provisions as well as attic access, whilst the two generous double bedrooms offer ample space for freestanding furniture and flexible layouts. Completing the internal layout is the contemporary, partially tiled shower room boasting a walk-in rainfall shower, tiled flooring, and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Gardens & Parking

The property benefits from a fully enclosed rear garden enjoying a sunny aspect, laid mainly to lawn with areas of decking and decorative chip stones – providing an ideal setting for outdoor relaxation and alfresco dining during the warmer months. To the front, a monoblock driveway offers convenient off-street parking, complemented by a lock-up garage to the side. Additional on-street parking is available within the surrounding area.



## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.



## Viewing

By appointment through Neilsons 0131 625 2222.





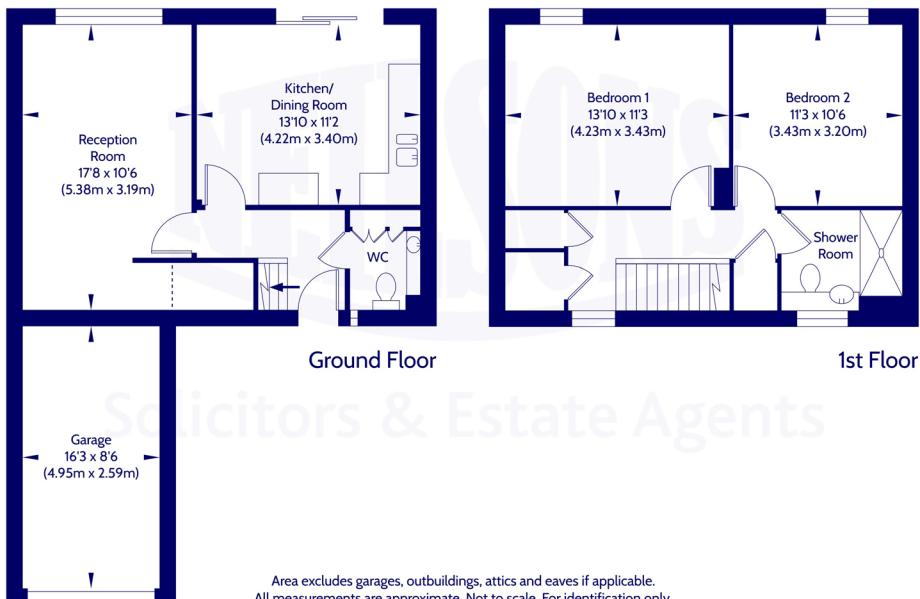
## Location

The historic town of South Queensferry, famous for its superb backdrop of the UNESCO World Heritage Forth Railway Bridge, provides excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Queensferry Crossing, A90, M90 for commuting to any part of the country and Edinburgh Airport. A short stroll from the property, convenient Lothian bus services 43 and 71 link regularly to Edinburgh City Centre and The Gyle Centre respectively. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The area 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 gardens can be found in the area at Dalmeny and Hopetoun House Estates.





Approx. Gross Internal Floor Area 81 Sq M / 878 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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