



Fixed Price

£359,995

11 Kettleslaw Square

South Queensferry | EH30 9GP

Elegantly designed with growing families in mind, this exceptionally appealing end terrace townhouse forms part of Cala Homes prestigious Rosebery Wynd development. Located in the charming coastal town of South Queensferry, it enjoys easy access to excellent local amenities and transport links. Finished to a high specification throughout and complemented by private gardens, the property offers a fantastic opportunity for those seeking a stylish and spacious modern home.

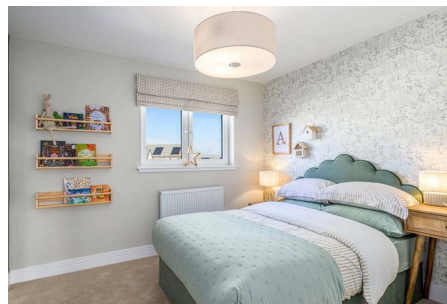
-  1 public room
-  4 bedrooms
-  3 bathrooms plus WC
-  Front and rear gardens
-  On street parking
-  EPC rating – B
-  Council tax band – F



Description

On the ground floor you will find a welcoming entrance hallway, a bright and airy lounge, a contemporary open plan kitchen/dining room with French doors leading out to the patio and private garden, bringing the outdoors in come the spring and summer, and a handy WC. Moving to the first floor there are two double bedrooms, one with fitted wardrobes and one which would make an ideal home office, and a family bathroom. The top floor features two more sizeable bedrooms, both with en-suite shower rooms and fitted wardrobes. The property further benefits from gas central heating, double glazing and excellent storage throughout.

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



Gardens and Parking

There is a small front garden, and to the rear a fully enclosed garden with patio offering a lovely place to relax and entertain in the warmer months, and a safe space for children and pets to play. There is on street parking.

Factoring

The common areas and grounds are factored by Ross & Liddell at a cost of approximately £76.00 per annum.

Viewing

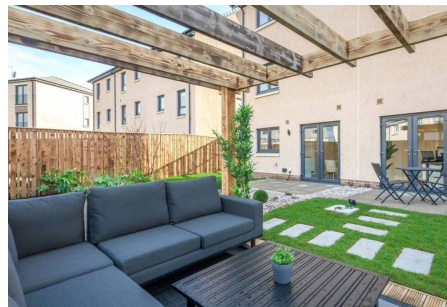
By appointment through Neilsons (0131 625 2222).





Location

Rosebery Wynd 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 Buchanan

Plots 6, 44, 45, 82 & 83 – as shown

Plots 4, 5, 42, 43, 46 & 81 – 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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