



RALPH SAYER
SOLICITORS & ESTATE AGENTS

19 Inchcolm Terrace

South Queensferry EH30 9NA

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Nestled in a tranquil cul-de-sac, just a short stroll from local conveniences and the picturesque Inchcolm Park in desirable South Queensferry, awaits a truly charming detached property. This beautifully presented home offers fantastic family accommodation with a delightful leafy outlook to the front and a sun-drenched, west-facing garden and garage to the rear.

Step inside through the glazed front door and enclosed porch, leading into a generous hallway. The bright and spacious lounge invites relaxation with its large picture window framing the secluded front garden. Adjacent, a fantastic dining room provides the perfect space for entertaining, opening onto the sunny rear garden. The fully fitted kitchen boasts ample storage and direct access to the outdoors. A convenient guest bedroom with an en-suite shower room completes the ground floor.

Property Summary

- Detached property in tranquil cul-de-sac
- Elegant lounge
- Spacious dining room with patio doors out to garden
- Well-appointed kitchen
- Three double bedrooms
- Attractive three-piece bathroom
- En-suite shower room
- Gas central heating & double glazing
- Pretty front garden & west-facing rear garden
- Off-street parking to rear, plus single garage
- EPC Rating - D | Council Tax Band - E

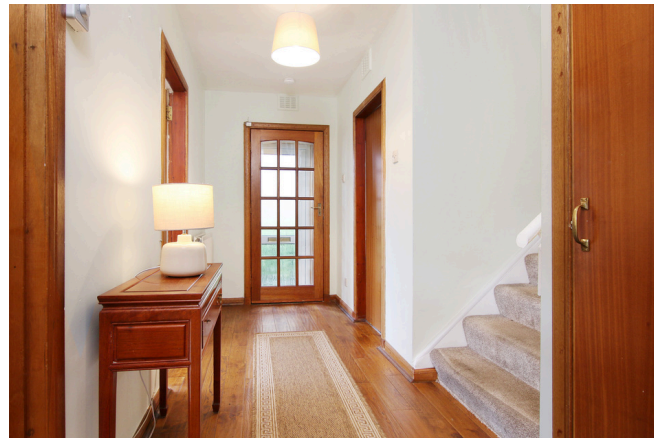


Home Report Value - £400,000





Charming property
with the
perfect blend of
comfort & style





Upstairs, discover two comfortable double bedrooms with deep eaves storage and an attractive three-piece bathroom featuring an over-bath shower. This idyllic property offers the perfect blend of comfort, convenience, and style.

Gardens: Pretty, secluded front garden with lawn and mature shrub borders. West-facing rear garden, with paved patio and lawn.

Parking: Off-street parking next to garage at rear, plus single detached garage.

Extras: fitted floors, light fittings, curtains, and all kitchen appliances, to be included in the sale.

Let us help you find your next
dream property!



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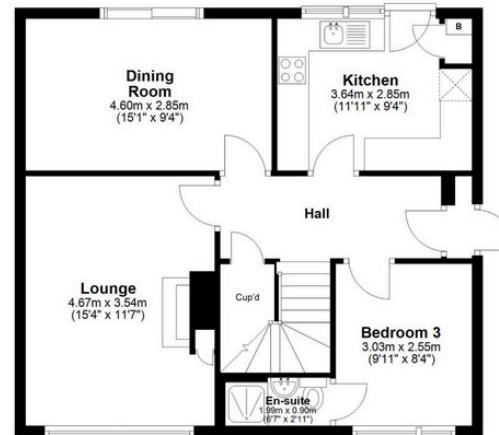
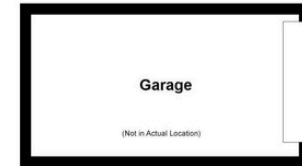


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx.
115.8 sq.metres (1246.7 sq. feet)



Ground Floor

Approx. 63.6 sq. metres (684.1 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



Location



INCHCOLM PARK

The historic picturesque coastal town of South Queensferry is situated on the south bank of the Firth of Forth. Edinburgh can be reached in as little as 15 minutes; with the Queensferry Crossing, and other parts of Central Scotland easily commutable. Edinburgh Airport is also just a short drive away.

There are excellent local amenities and the charming High Street, includes quaint little tea shops to chic bistro/bars. A large Tesco supermarket caters for all your everyday needs. Schooling is excellent, for both primary and secondary levels.

Leisure facilities within the area include; a recreation centre with swimming pool, golf courses and activities on water are provided by the renowned Port Edgar marina and water sports centre. Vast parklands are found around the historic Hopetoun House and Dalmeny House and there are a network of pathways, part of which is the John Muir Trail.

Edinburgh can be reached by car via the A90 or train from Dalmeny train station.