



RALPH SAYER
SOLICITORS & ESTATE AGENTS

28 Farquhar Terrace

South Queensferry EH30 9RW

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Nestled in the coveted location of South Queensferry, a stone's throw from the picturesque banks of the Firth of Forth, this delightful main door upper villa offers a lifestyle of convenience and charm. Just a short stroll will lead you to the vibrant High Street, brimming with an array of enticing shops, bars, and cafes.

Step inside this bright and airy home, accessed via a private entrance tucked away down the side of the property, stairs lead up to the airy first floor. The heart of this home is a stylish lounge diner - the perfect space for relaxation and entertaining. Enjoy the southerly aspect of the lounge, filling the room with natural light. Adjacent, you'll find a pristine white fitted kitchen. Two well-proportioned double bedrooms provide ample space for personalization and comfort. Completing the accommodation is a modern three-piece shower room. Enjoy the added bonus of a private garden, perfect for outdoor enjoyment.



Property Summary

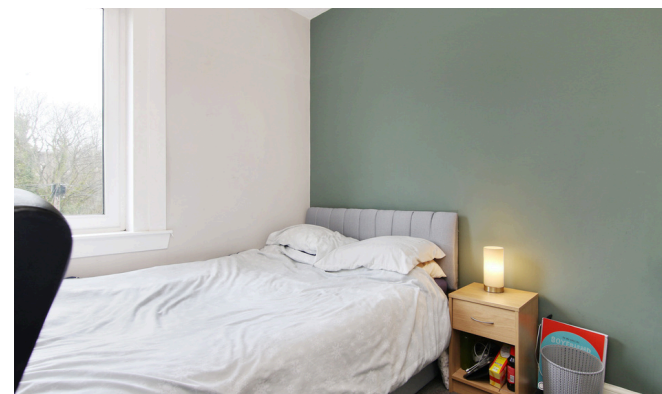
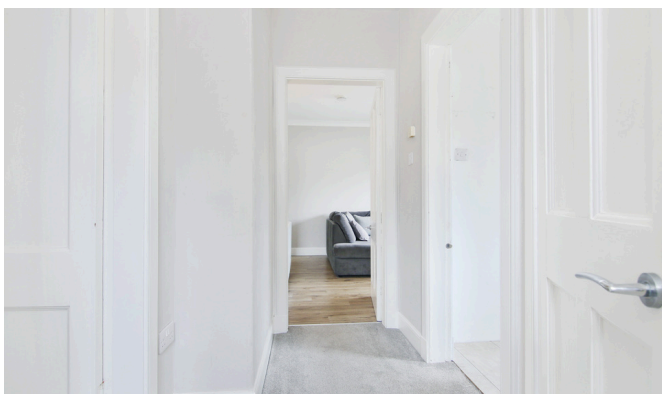
- Close to the banks of the Firth of Forth in sought-after South Queensferry
- South facing lounge diner
- Fitted kitchen
- Two double bedrooms
- Stylish three-piece shower room
- Attic space
- Gas central heating & double glazing
- Private rear garden, plus shared drying green
- EPC Rating - C | Council Tax Band - B

Home Report Value - £155,000





Charming
upper villa,
with bright,
airy interiors





Externally, to the rear is a private garden, laid to lawn and a shared drying green.

Parking: Un-restricted on street parking.

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

Let us help you find your next
dream property!



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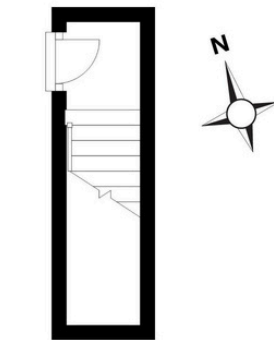
Birch House
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Edinburgh, EH11 4EP



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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.



Ground Floor

Approx. 4.1 sqm (44.6 sq.ft)



First Floor

Approx. 57.8 sq. metres (622.1 sq. feet)

Total Area: approx.
61.9sq.metres (666.7 sq. feet)



Location

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.

