



47 Atheling Grove
SOUTH QUEENSFERRY | EH30 9PF


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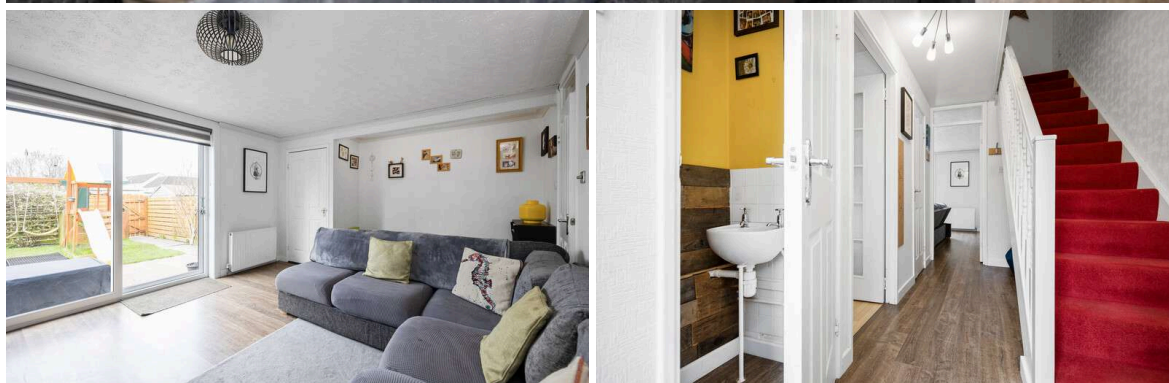
This traditional end terraced home in the sought-after area of South Queensferry exudes charm and comfort. It boasts a bright and inviting living room. Large windows allow natural light to flood the space, highlighting the well-decorated interior. The decor is tasteful and cosy, creating a warm atmosphere for relaxation or entertaining. One notable feature of the living room is its direct access to the rear garden, seamlessly connecting indoor and outdoor living spaces and offering a pleasant view of the greenery outside.

Separate to the living room is the kitchen/dining room, designed with modern sensibilities in mind. Contemporary grey units line the walls, providing ample storage space while also adding a touch of sophistication to the room. . Completing the lower level is a convenient WC, providing added comfort and convenience for residents and guests alike.

Moving upstairs, you'll find three bedrooms, each offering its own unique charm and functionality. Two of the bedrooms are doubles, providing comfortable accommodation for residents or guests. The third bedroom is spacious and versatile, offering flexibility for use as a bedroom, home office, or additional living space according to the needs of the occupants. The upper level is completed by a contemporary shower room, featuring sleek fixtures and finishes. This stylish bathroom provides a refreshing space for residents to unwind and rejuvenate after a long day.

Overall, this traditional end terraced home in South Queensferry offers a perfect blend of modern amenities and classic charm, providing a comfortable and inviting living space. In brief it comprises:

- Welcoming hall with storage.
- Bright living room with direct rear garden access.
- Separate kitchen/diner with modern grey units.
- Three bedrooms, two double bedrooms and a versatile third bedroom.
- Handy WC on the lower level and contemporary shower room on the upper level.
- Front and rear gardens.
- Gas central heating and double glazing.
- Residents parking.

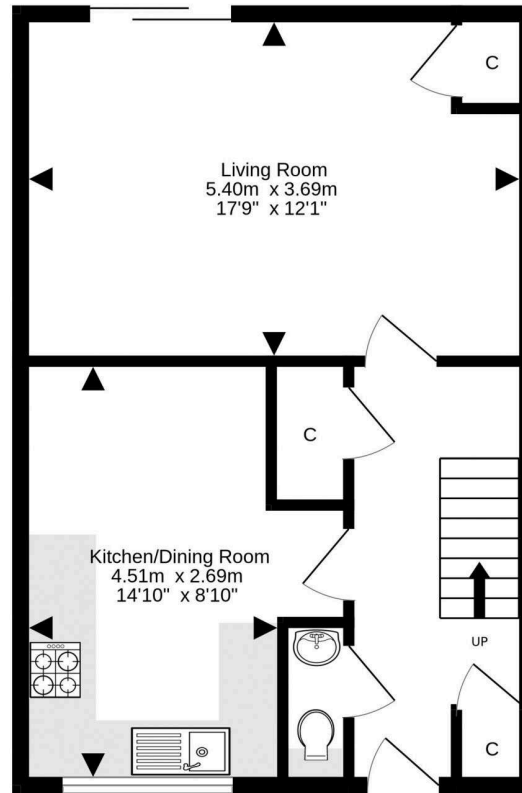


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

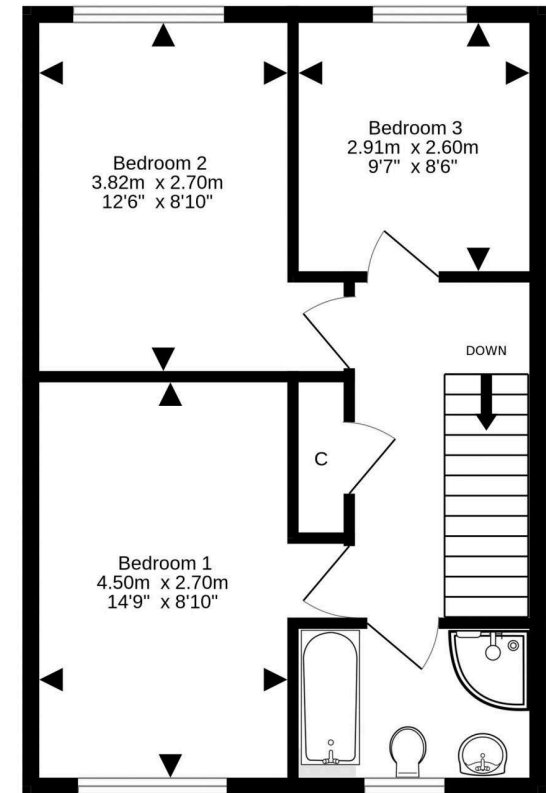


The fridge freezer, oven, gas hob, dish washer, tumble dryer, couch, light fittings -excluding the livingroom, however a replacement will be included . The storage unit in the office space, chest of drawers in the main room, shelving unit in the kitchen along with the blinds in the kitchen, office and bathroom will be included in the sale. EPC Rating C

Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges. South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles away and can be accessed by regular bus service or by Dalmeny train station which is to be found a very short walk from this property. Excellent local shopping, bars restaurants and leisure facilities can be found locally, for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle shopping centre are all within very easy reach. Edinburgh Airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. A brand-new secondary school together with primary schools are all within a few minutes' walk of the property. Other local leisure facilities include a sports centre and a recreational centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, Port Edgar Marina is located close by.



Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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