

44 Society Road, South Queensferry, Edinburgh, EH30 9RX



Description

A fantastic opportunity has arisen to acquire this impressive detached villa commanding an enviable setting in the picturesque town of South Queensferry conveniently placed close to good local amenities and schooling. This exceptional home has been finished to a good standard and offers particularly spacious and light filled living, enhanced by ultra-modern interior and comes with the added attraction of a sunny south-facing rear garden and garage.

- Entrance vestibule
- Spacious living room
- Dining room leading to conservatory
- Well equipped kitchen with adjoining utility room
- Three double bedrooms, all with fitted wardrobes and master featuring an en-suite
- Contemporary family bathroom with shower attachment
- Gas central heating and double glazing
- Attic storage
- Enclosed rear garden offering an ideal space for summer relaxation and outside entertaining
- Garage and driveway

Extras

The fitted carpets, blinds, oven, hob, fridge/freezer and garden shed are included.

Factor

The grassed common area is maintained by Ross & Liddell at a cost of approximately £17 per month according to the vendor.

EPC Rating: C

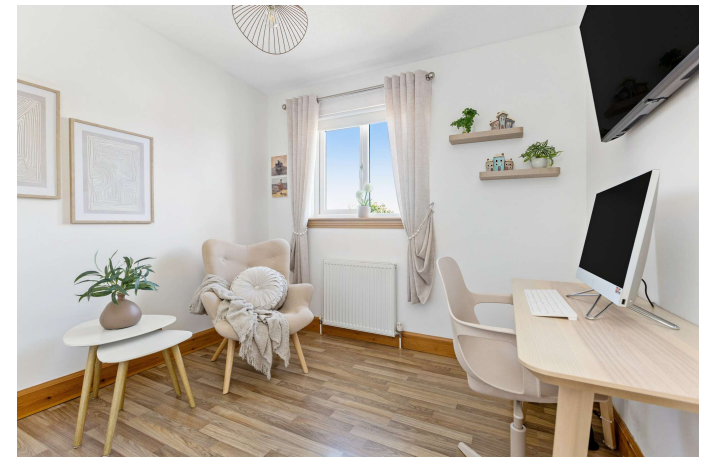
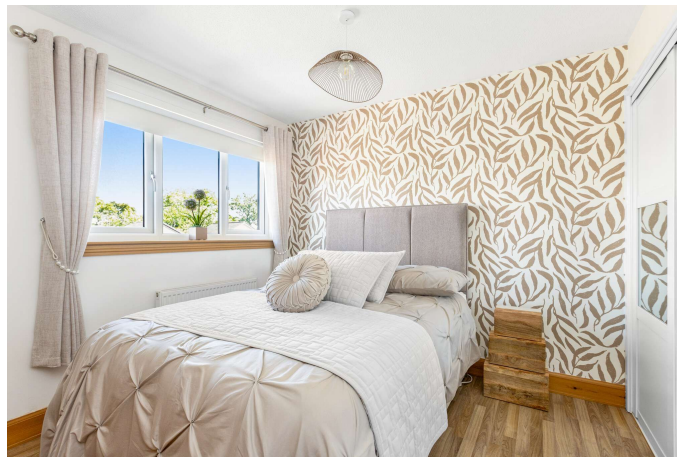
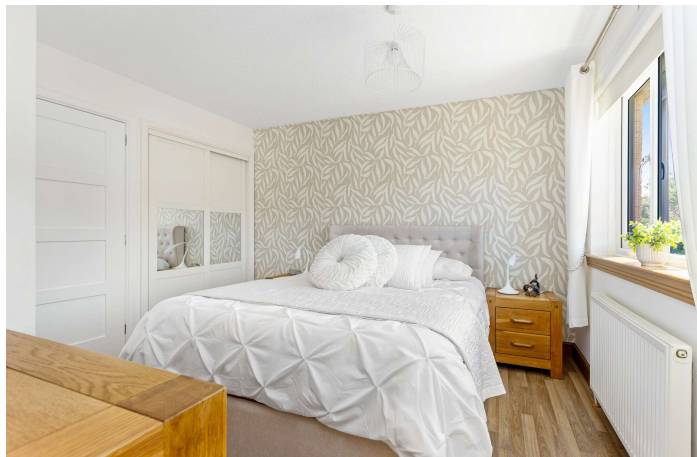


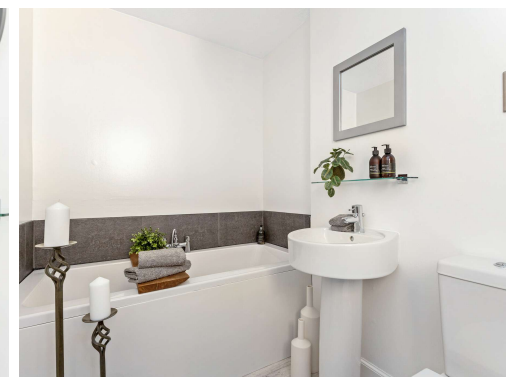
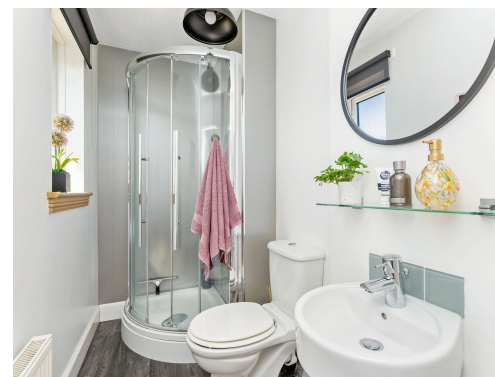
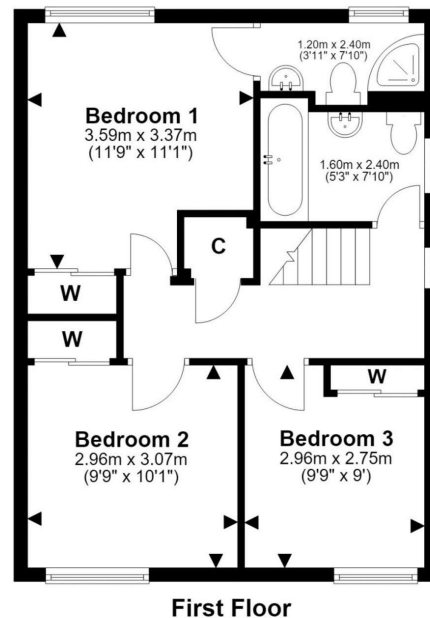
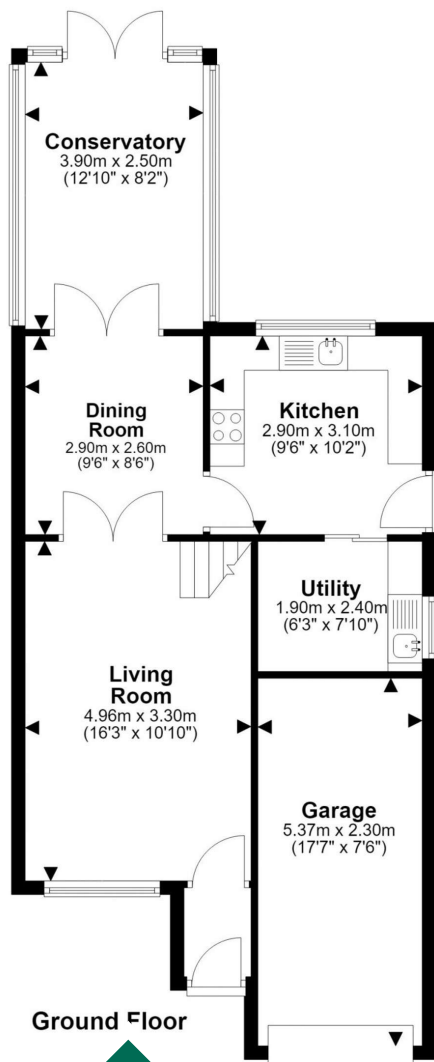
Location

The historic seaside town of South Queensferry is situated on the south bank of the Firth of Forth. within easy reach of Edinburgh City Centre (approximately 10 miles) by road or rail. Indeed, the town is within comfortable commuting distance of Scotland's principal towns and cities via the central motorway network. Although now a sizeable community 'Queensferry' retains its village charm and individuality, epitomised by its narrow rambling main street and awe-inspiring views of the Queensferry Crossing, the Road and Rail bridges. There are Post Office services, both primary and secondary schools and a wealth of shopping facilities ranging from delightful little galleries and speciality shops to a Tesco supermarket and a Marks & Spencer food outlet. In addition to sailing and water sports at the renowned Port Edgar Marina, several alternative sport and leisure options are available locally, including several golf courses and a leisure centre/ swimming pool offering a wide programme of activities for children and adults alike. The property is well situated for pleasant walk to local cafes and restaurants. The location is also popular with walkers, joggers, and cyclists with a number of off-road routes immediately available through the grounds of Dalmeny Estate, Dundas Castle Estate and Hopetoun House, or via the old railway line/cycle path.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

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