

57 Sommerville Gardens, South Queensferry, Edinburgh, EH30 9PN



Description

Particularly appealing three bed end-terraced villa commanding an enviable cul-de-sac setting within a mature development conveniently placed close to good local amenities and schooling. The property offers particularly spacious and light filled living, enhanced by ultra-modern interior and comes with the added attraction of a single lock-up garage and enclosed sunny south-facing rear garden.

- Hallway with WC and box room utilised as a study area
- Sunny living room
- Dining room with access to conservatory
- Well appointed kitchen
- Three good sized double bedrooms
- Larger than average family bathroom fitted with a modern white suite, shower over bath and natural stone tiling
- Gas central heating and double glazing
- Private front and rear garden
- Garage
- Gross internal floor area is approximately 107m² including the conservatory

Actual photographs of rooms are in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

Extras

The fitted floor coverings, double oven, hob, dishwasher, washer/dryer, TV in the livingroom and garden shed are included.

Price and Viewing

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



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.

EPC Rating: C





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



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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.

