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SOLICITORS & ESTATE AGENTS



96 Sommerville Gardens
South Queensferry, EH30 9PW

Popular residential area
Ideal for first time buyers and growing families
Within walking distance of train station
Situated within the delightful coastal town of South Queensferry
EPC: C
Council tax band: D

96 Sommerville Gardens is an attractive, end of terrace, family home, situated within a quiet cul-de-sac and set amidst low-maintenance gardens to the front and rear. The property offers a well-balanced layout, with the dining room to the rear currently being utilised as a second reception room. Internally, the home has been well maintained and presents an exciting opportunity for the new owners to personalise and modernise to their own taste.

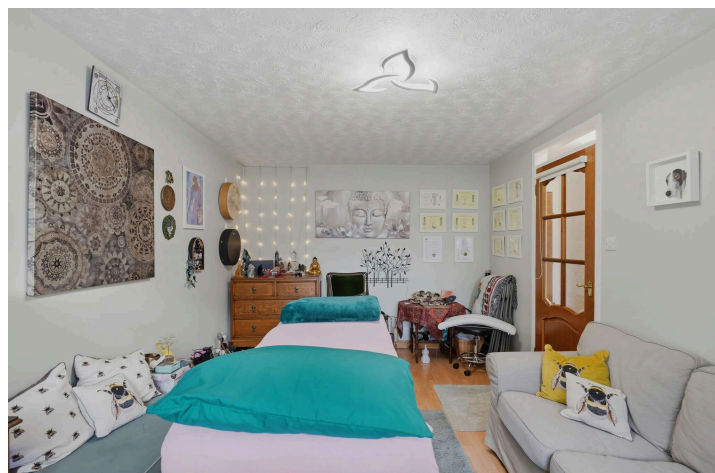
The accommodation comprises; a welcoming entrance hall with useful under stair storage. To the front is a downstairs WC and laundry cupboard, which houses the boiler and is plumbed for a washing machine. The bright and spacious living room is also positioned to the front and benefits from a front-facing window. To the rear, the kitchen has a door providing direct access to the rear garden, while the adjacent second reception room/dining room, features a rear-facing window.

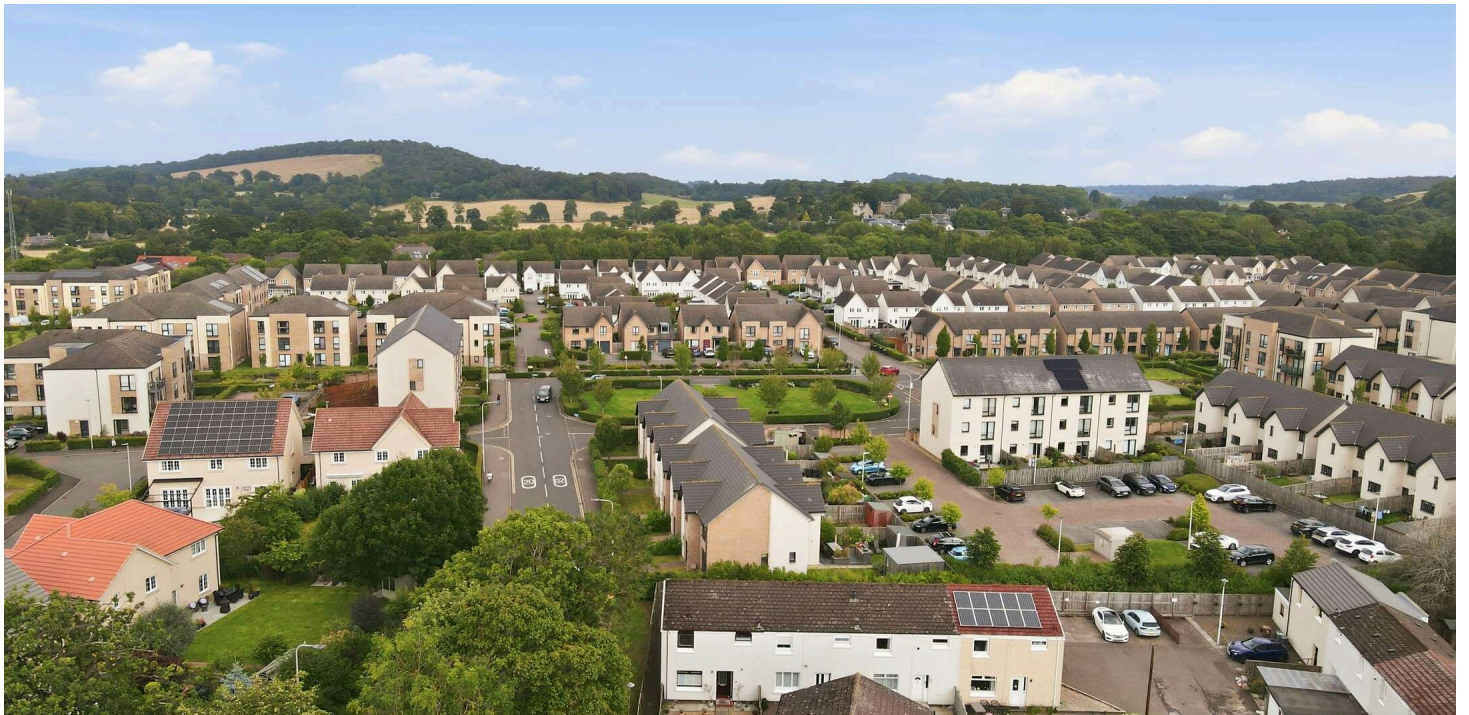
Upstairs, the landing benefits from a useful storage cupboard. There are three well-proportioned double bedrooms, all of which are served by the family bathroom. The tiled bathroom is fitted with a bath and an electric MIRA shower, with excellent pressure.

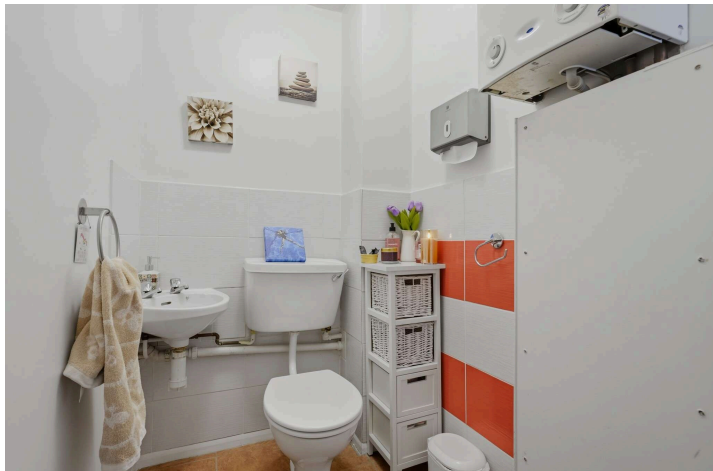
Externally, the property enjoys enclosed gardens, to both the front and rear. Both have been finished with a combination of gravel and paving slabs, creating attractive and easy-to-maintain outdoor spaces. The rear garden also boasts a timber shed, providing additional storage. The property further benefits from a numbered parking space within the communal parking area.

Location:

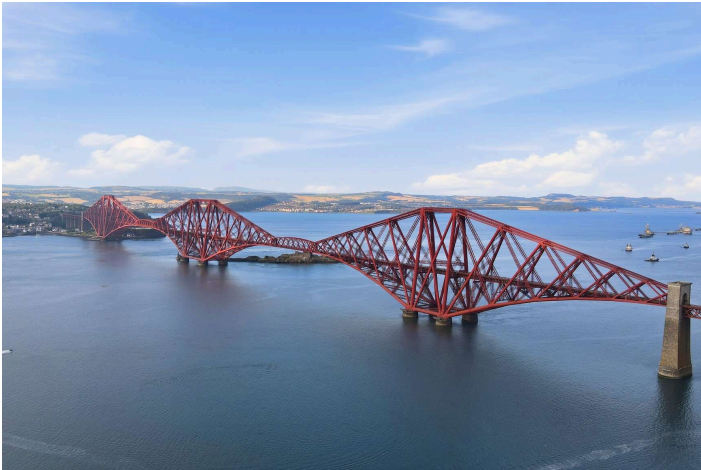
The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities, including a great selection of local shops and supermarkets, restaurants, cafes, bars and bistros. Highly regarded schooling is available from nursery to secondary level and for the commuter, there is convenient access to the Forth Bridges, central motorway network and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to heart of Edinburgh City Centre in approximately 20 minutes and is additionally well served by Lothian Country buses; the 43 for the City Centre and the 71 for the Gyle. The bus stops are based just around the corner, at the bottom of the street. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun Houses.

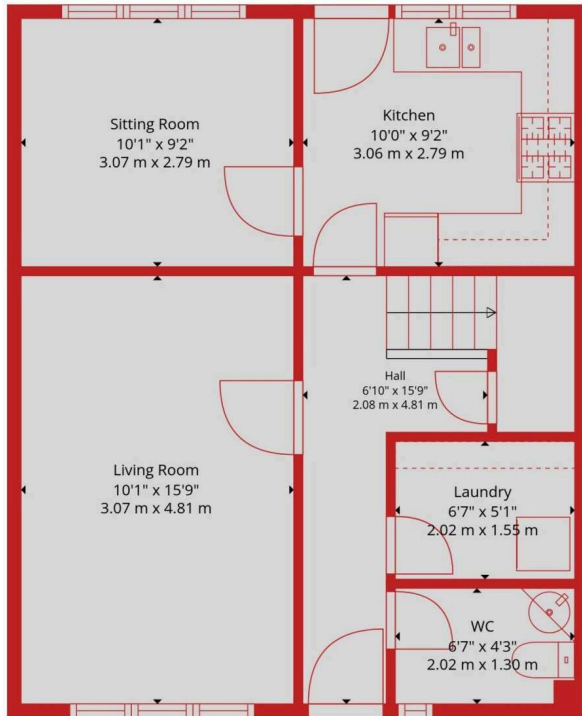




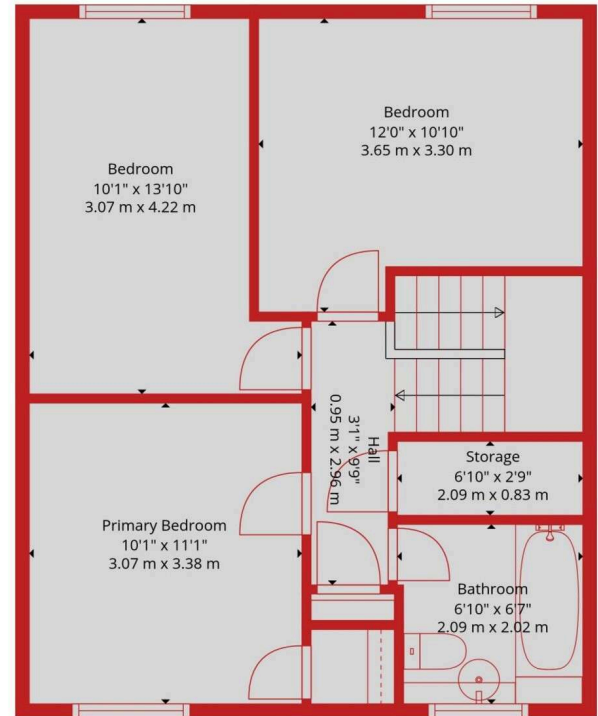








1st Floor



2nd Floor



Total: 1014 sq. Ft, 94 m²
 1st Floor: 516 sq. Ft, 48 M², 2nd Floor: 498 sq. Ft, 46 m²
 Excluded Areas: Storage: 19 sq. Ft, 2 M², Walls: 66 sq. Ft, 6 m²

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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