



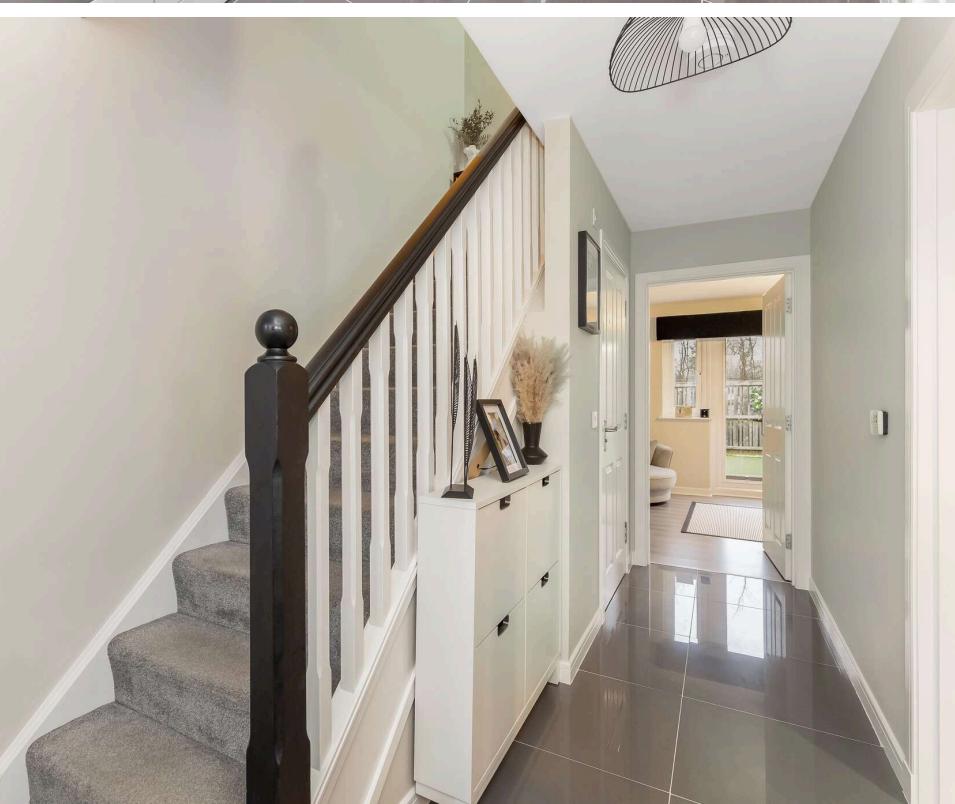
3 Thomson Place, South Queensferry, EH30 9BG



## Welcome

Welcome to Thomson Place, set within a highly desirable and well-maintained modern development ideally located in the sought-after historic town of South Queensferry. This beautifully presented three-bedroom terraced villa offers stylish, contemporary living in true move-in condition arranged over two floors. Ideal for families, professionals, or downsizers alike, the property benefits from bright, well-proportioned accommodation, modern finishes throughout and a peaceful residential setting close to excellent amenities and transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway
- Living and dining room with direct access to the rear garden
- Breakfasting kitchen well equipped with integrated appliances and a range of wall and base units
- Downstairs WC
- Three bedrooms
- Bathroom comprising WC, wash hand basin, bath with shower over
- Attic storage
- Gas central heating
- Double glazing
- Private enclosed rear garden
- Double driveway with further parking available





## South Queensferry

Thomson Place enjoys a quiet yet convenient setting within the ever-popular town of South Queensferry. Excellent local amenities include shops, cafés, restaurants, supermarkets and highly regarded schooling. Dalmeny train station and major road links (M90/M8/A90) provide quick access to Edinburgh, the Forth bridges and beyond, making this an ideal base for commuters.



## Extras

Included in the sale are the integrated kitchen appliances, white goods and fixtures & fittings.

Agent's note: The development is factored by Spiers Gumley with an approximate annual fee of £120.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



# Get in touch

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## Property Hub:

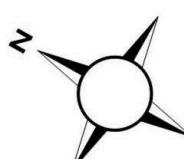
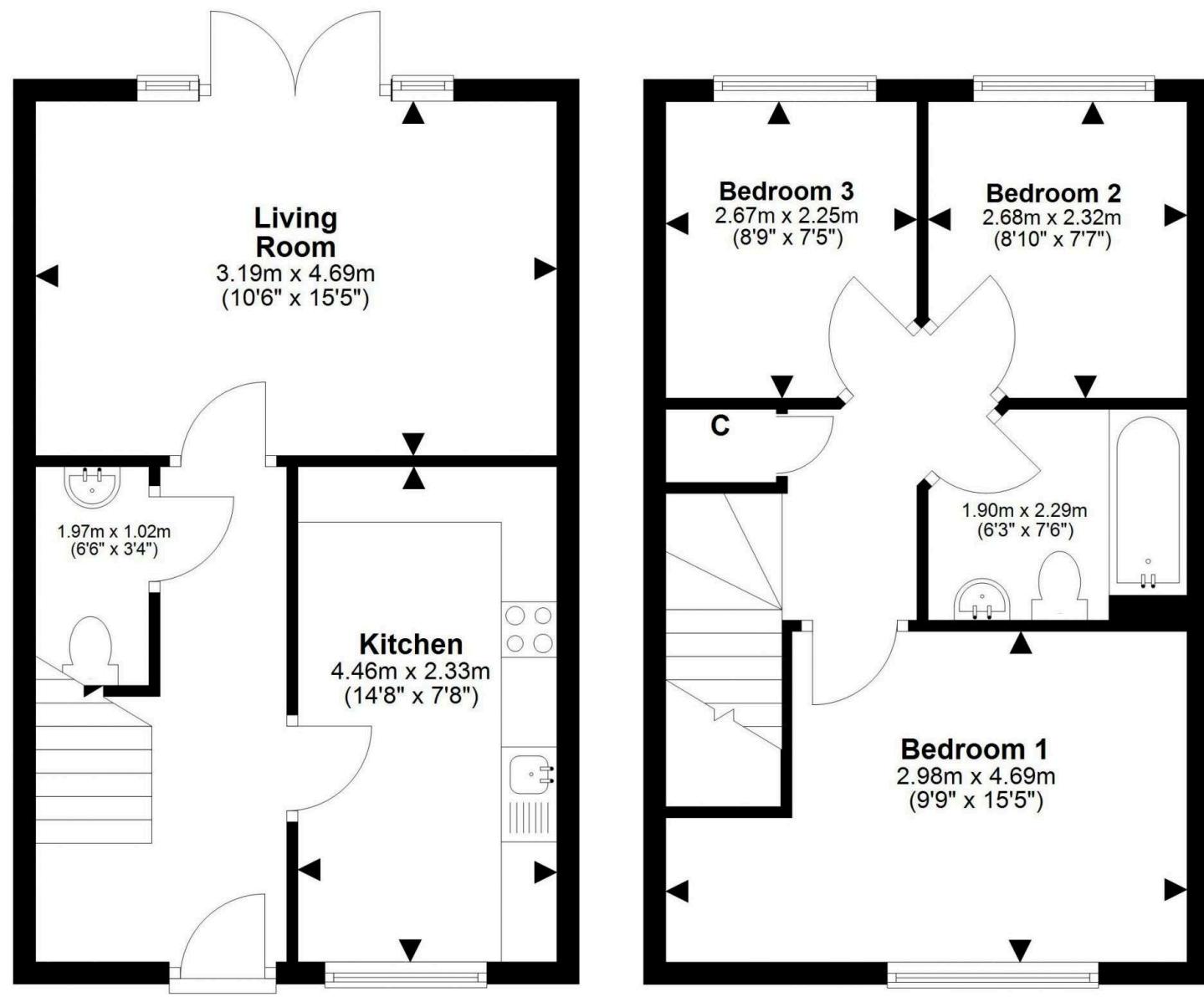
25-27 High Street, Dalkeith  
EH22 1JB

## Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

**Disclaimer:** Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**Ground Floor**

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.