



4 Springfield Terrace, South Queensferry

Offers Over £205,000



4 Springfield Terrace

South Queensferry, South Queensferry

Beautifully presented two-bedroom terrace with modern lounge, stylish kitchen, two double bedrooms with wardrobes, two bathrooms, excellent storage throughout, and move in ready condition.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

The welcoming entrance hallway features carpeted flooring, central lighting, a radiator, and a large storage cupboard, while providing access to the upstairs, lounge, kitchen, and bathroom.

Lounge

13' 5" x 11' 11" (4.10m x 3.62m)

The lounge is a warm and inviting living area with carpeted flooring, central lighting, and two large rear-facing windows that allow for plenty of natural light. It is well-proportioned, offering comfortable space for freestanding furniture and everyday living.

Kitchen

13' 6" x 9' 5" (4.12m x 2.88m)

The modern kitchen features laminate flooring and spotlighting, with a large sliding glass door that fills the space with natural light while providing access to and views of the rear garden. The generous layout offers ample room for freestanding appliances and furniture, while integrated appliances such as the oven and washing machine add to the kitchen's practicality and streamlined finish.

Downstair's bathroom

5' 11" x 5' 1" (1.81m x 1.54m)

The generously sized downstairs bathroom features laminate flooring, central spotlighting, and an extractor fan, and is fitted with a WC, a sunken sink with mixer tap, and a large built-in storage cupboard.





Landing

The cosy landing features carpeted flooring and an opaque window that allows natural light while maintaining privacy, and provides access to two bedrooms, the upstairs bathroom, and a cupboard room ideal for a study or storage.

Master bedroom

13' 6" x 11' 5" (4.11m x 3.49m)

Bedroom one is the largest double room, featuring a large rear-facing window that fills the space with natural light, a sliding mirrored wardrobe, and plenty of room for freestanding furniture, along with convenient access to the loft.

Bedroom 2

12' 8" x 9' 11" (3.86m x 3.03m)

Bedroom two is a spacious double room with carpeted flooring, a central hanging light, and a large rear-facing window that brings in plenty of natural light. It also benefits from a built-in sliding mirrored wardrobe along with two additional storage cupboards, creating a stylish and practical space.

Upstairs bathroom

5' 11" x 6' 6" (1.80m x 1.99m)

The upstairs bathroom is bright and a great size, featuring laminate flooring, centre lighting, and an opaque window for privacy and natural light. It offers a generous layout and includes a mains-fed bath with shower, a sunken sink with storage beneath, and a WC.





FRONT GARDEN

The small front garden is low-maintenance, featuring chipped stones, a small astro turf area, and a bench, providing a neat and welcoming entrance.

REAR GARDEN

The generous rear garden is fully enclosed and features a mix of a small astro turf area, chipped stones, and a large grass area, offering a versatile space for relaxing and entertaining.





Approx. Gross Internal Floor Area 864 sq. ft / 80.24 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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