

20 Carlowrie Avenue, Dalmeny, South Queensferry, EH30 9TY



Description

Immaculately presented 2 bed end terraced villa with sleek, interiors and large south-facing rear garden located in a quiet and leafy residential area of Dalmeny near South Queensferry. This wonderfully light and comfortable home is a natural choice for an individual or couple and offers all the benefits of a peaceful rural location combined with the convenience of proximity to excellent local facilities, as well as road and rail links to Edinburgh and Fife.

- Entrance hallway with under-stair storage
- Charming living/dining room with feature real brick fireplace forming a lovely focal point
- Well equipped kitchen with access to garden
- Two spacious double bedrooms, one with storage cupboard
- Three-piece suite bathroom with shower over the bath
- Partially floored attic space
- Gas central heating and double glazing
- Generous south-facing rear garden laid mainly to lawn with patio area
- Low-maintenance garden to front incorporating off street parking

Extras

The fitted carpets, bedroom wardrobes, washing machine, oven, microwave, hob, dishwasher and fridge/freezer are included.

EPC Rating: D

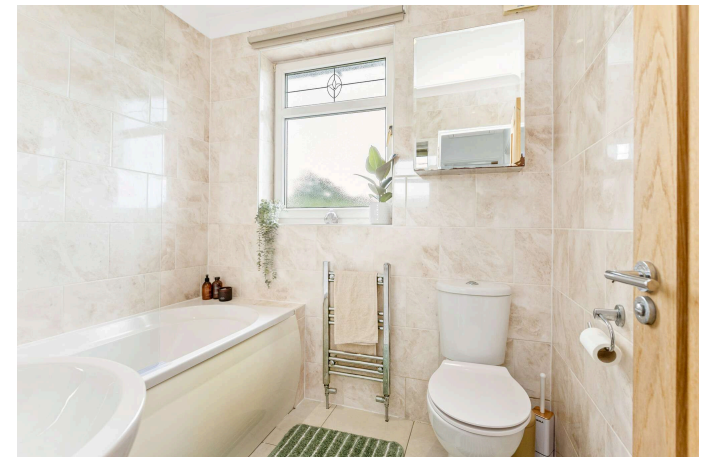
Price and Viewing

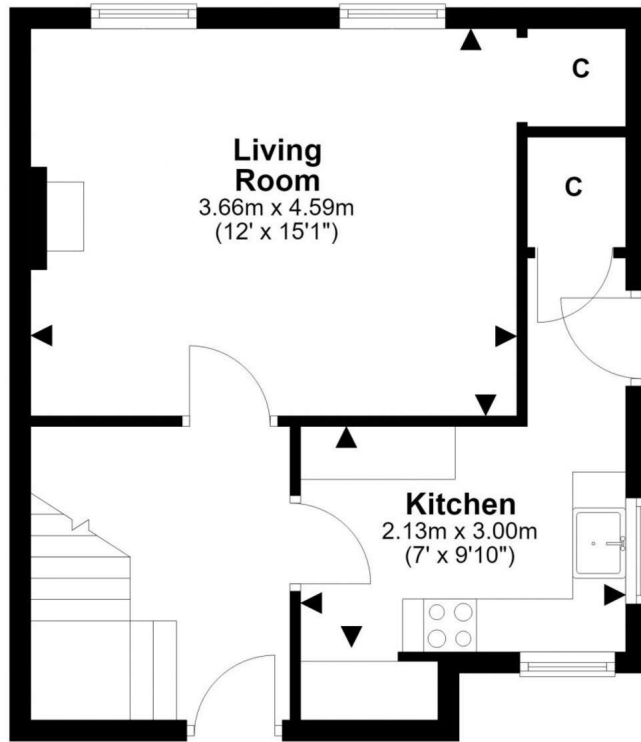
For price and viewing information or further details on this property please contact us on 0131 557 3188.



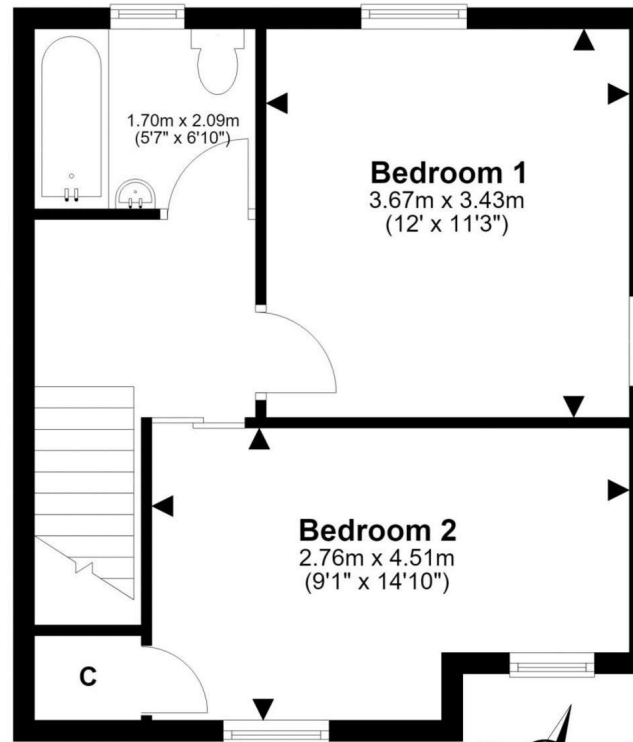
Location

Dalmeny village neighbours the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 12 minutes. The 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. One can also visit the excellent pubs, cafes, restaurants and independent retailers. 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 House Estates.





Ground Floor



First 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.



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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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