NEILSONS

Solicitors & Estate Agents

Fixed Price

£215,000

10 Provost Milne Grove

South Queensferry | Edinburgh | EH30 9PJ

Located in the highly desirable seaside town of South Queensferry, this spacious end-terraced villa enjoys a peaceful setting while being within easy reach of excellent local amenities, schools, and transport links. Offering bright and flexible accommodation over two levels, the property is perfectly suited to young professionals, couples, or growing families, and further benefits from private gardens and a single garage.

- 2 Bedrooms
- 2 Public Rooms
- 1 Bathroom
- Garage
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - C

Description

The accommodation comprises a welcoming hallway with a convenient WC, leading to a generous reception room. This bright and comfortable living space offers a quiet southerly aspect over the rear garden, ample space for a variety of furnishings, and a soft carpeted finish. The family dining kitchen is fitted with a range of wall and base units, provides space for free-standing appliances, and enjoys direct access to the rear garden via sliding glass doors, making it an ideal hub for family life and entertaining. Upstairs, a spacious landing with two large storage cupboards gives access to the bedrooms and bathroom. The principal bedroom features modern neutral décor and built-in wardrobes, while the second double bedroom is equally well-proportioned with ample room for free-standing furniture. The bathroom completes the accommodation, fitted with a two-piece white suite and a corner glass shower cubicle.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Garage

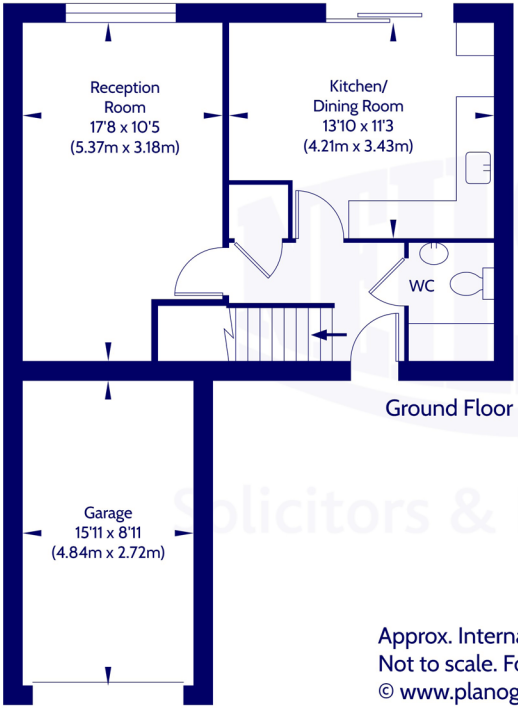
Externally, the property boasts mature private gardens to the front and rear. The rear garden is secure and low maintenance, mainly laid to patio, providing a perfect space for outdoor entertaining or al fresco dining. The front garden is also designed for ease of upkeep with a decorative finish. A private lock-up garage provides additional storage or secure parking, adding to the appeal of this excellent home.

Viewing

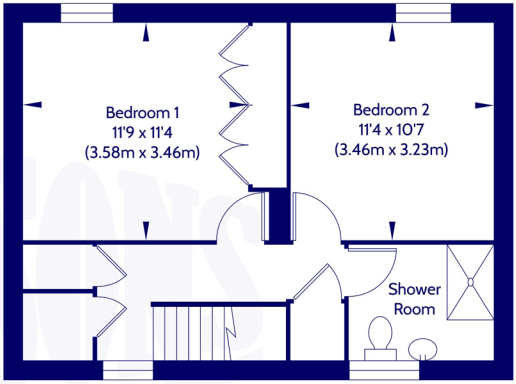
Please contact Neilsons on 0131 625 2222.

Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. 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 20 minutes. 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-aside footpath 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

Approx. Internal Area 94 Sq M / 1015 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk 0131 625 2222 www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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