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Offers Over

£350,000

16 Edinburgh Road

South Queensferry | EH30 9HR

This spacious and beautifully presented 17th Century C Listed Townhouse with private garden, forming part of the Queensferry Conservation Area, is situated within the heart of South Queensferry, close to excellent local amenities and transport links. In move-in condition the property offers stunning open views over the Firth of Forth and beyond.

- 2 Bedrooms
- 1 Public room
- 2 Bathrooms
- Private garden
- On-street parking
- EPC Band - D
- Council Tax Band - D



Description

In brief the charming accommodation comprises; welcoming entrance hallway, light and airy second bedroom, attractive shower room and stairs leading to the upper level, contemporary fitted kitchen with Velux window providing lovely natural light, doors leading to generously proportioned and bright reception room with ample space for dining table and chairs and providing a beautiful outlook, stairs then lead to the top level which provides access to the rear garden, well proportioned principal bedroom with walk-in wardrobe and stylish bathroom with bath and separate shower enclosure. Further benefits include gas central heating (new boiler installed 2024).





Extras

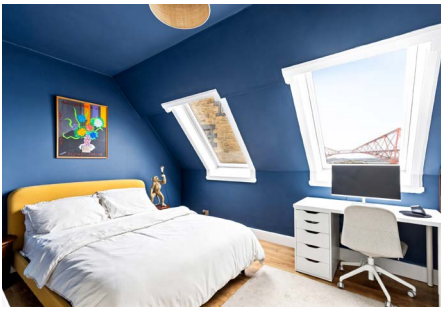
All fitted floor coverings will be included in the sale together with the integrated oven/hob, integrated washing machine, integrated dishwasher and fridge/freezer.

Gardens & Parking

There is a good sized private, garden to the rear of the property with decking and seating areas providing breathtaking panoramic views over the Firth of Forth and the historic Forth Bridge and beyond. There is also a rear access gate from Stoneycroft Lane with on-street parking behind the property and within the surrounding area. Please note a neighbouring property has shared right of access leading to their own garden.

Viewing

By appointment through Neilsons 0131 625 2222.









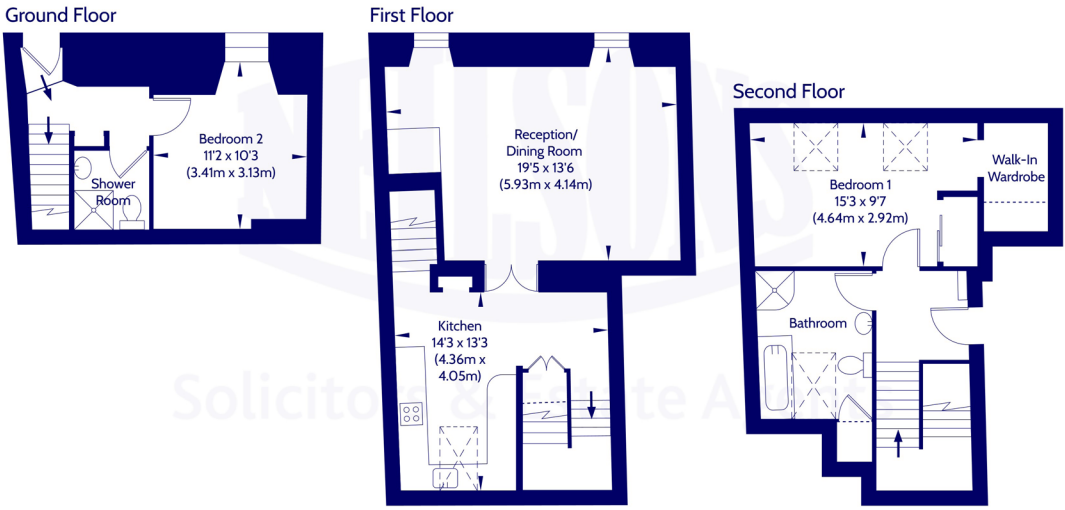
Location





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 & pubs. For the commuter there is convenient access to the Forth Bridges, central motorway network and Edinburgh Airport. The property is within close proximity to 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-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.

Approx. Gross Internal Floor Area 95 Sq M / 1014 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.

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