



Well presented

Three bedroom, end-terrace house



Set within a sought-after residential development in South Queensferry, this well-presented three-bedroom end-terrace home offers flexible accommodation, modern conveniences, and excellent outdoor space — ideal for families, downsizers, or those seeking ground-floor bedroom facilities. The property has been thoughtfully extended to the side, creating a generous double bedroom on the ground floor complete with a stylish ensuite shower room. This versatile space is perfect as a principal bedroom, guest suite, or home office. To the front of the property, the bright living room benefits from a large picture window, allowing natural light to flood the space, along with useful under-stair storage. The well-appointed kitchen comes complete with appliances and provides direct access to the rear garden, making it ideal for everyday living and entertaining. Upstairs, there are two further bedrooms, one offering excellent built-in storage, as well as a modern family shower room and access to the attic. Externally, the private rear garden features a lawn and patio area — perfect for outdoor dining and relaxation — with convenient access to the rear street. To the front, a driveway provides off-street parking and there is also a handy shed for additional storage. Early viewing is highly recommended to fully appreciate the space and flexibility this lovely home has to offer.

Key Features

Entrance hall

Living room

Kitchen

Double bedroom with ensuite shower on ground floor

Two further bedrooms

Family shower room

Attic

Double glazing

Gas central heating

Rear garden

Driveway



South Queensferry

South Queensferry lies approximately 9 miles west of Edinburgh city centre and is well placed for those travelling on a daily basis with Dalmeny Railway Station providing a regular service. Alternatively major access roads including the A90 into the city or M90 north over Queensferry Crossing and also the M8 or M9. South Queensferry itself has a wide range of amenities to meet every day needs including shops, supermarket, bank, post office and schools at both Primary and Secondary levels. Wide choice of recreational/leisure facilities including parks, beaches, harbour, Port Edgar Watersports Centre and leisure centre, as well as an abundance of cafes/restaurants/bars.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, washing machine, dishwasher and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£225,000

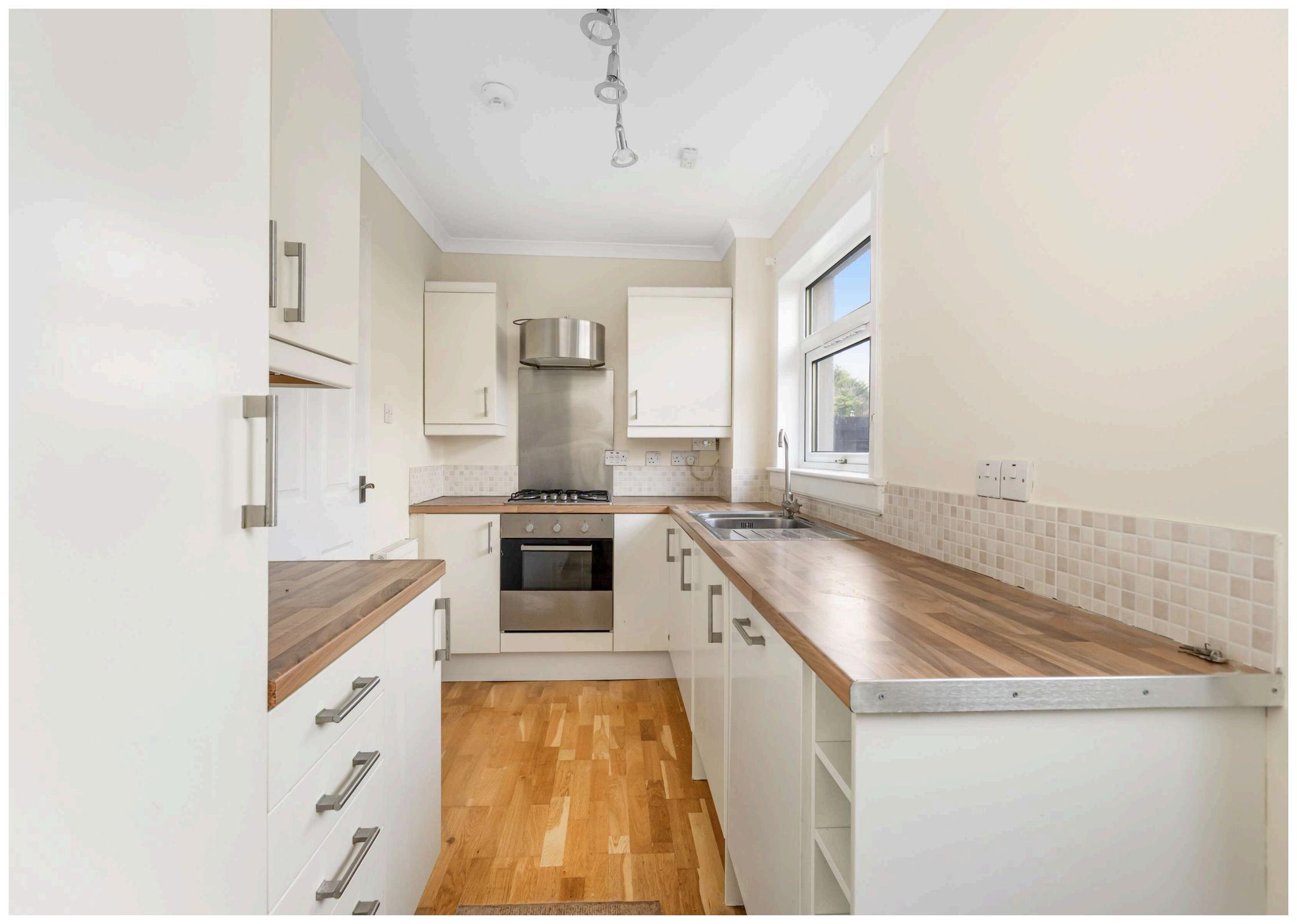
EPC Rating

C

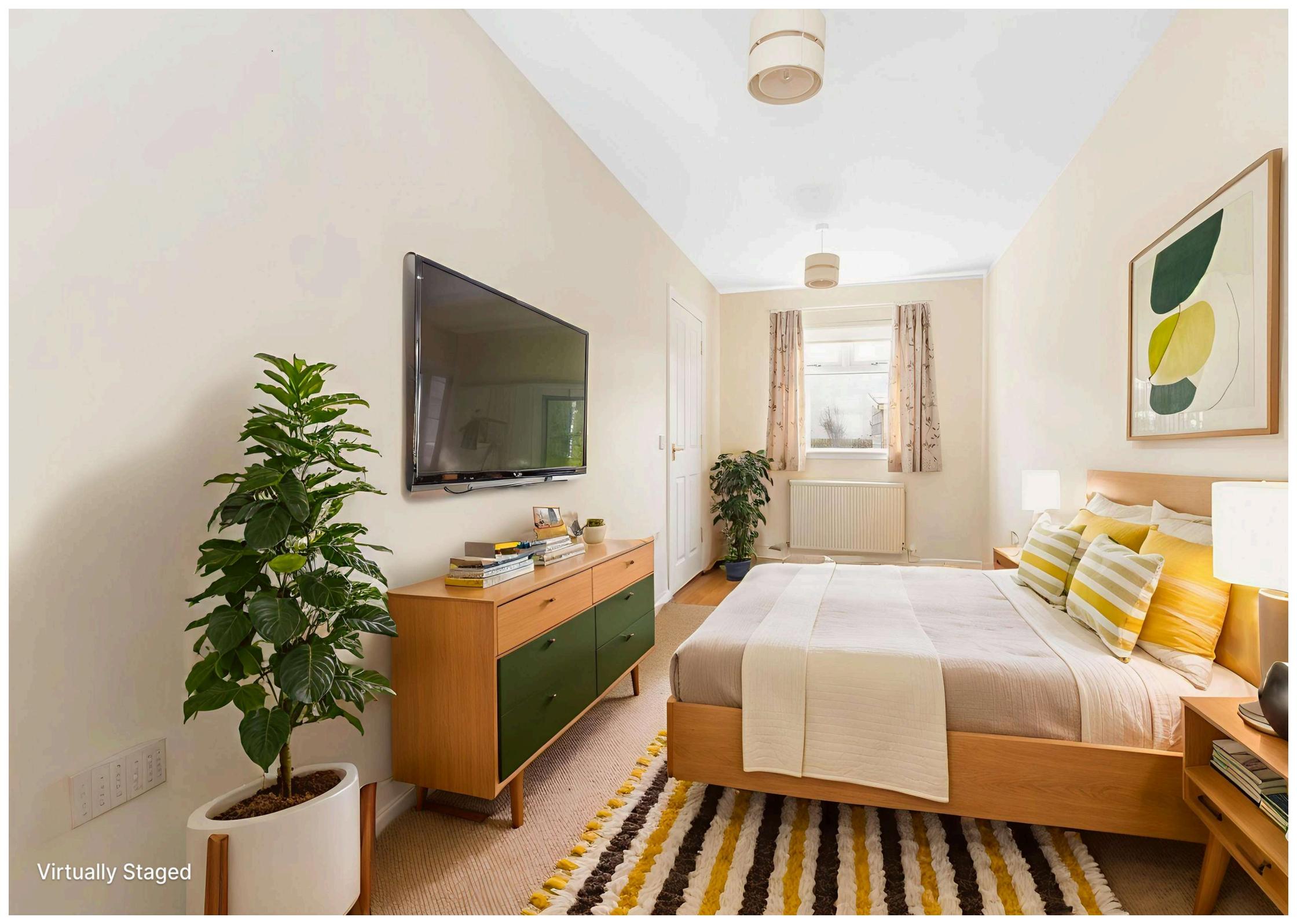
Tenure

Freehold

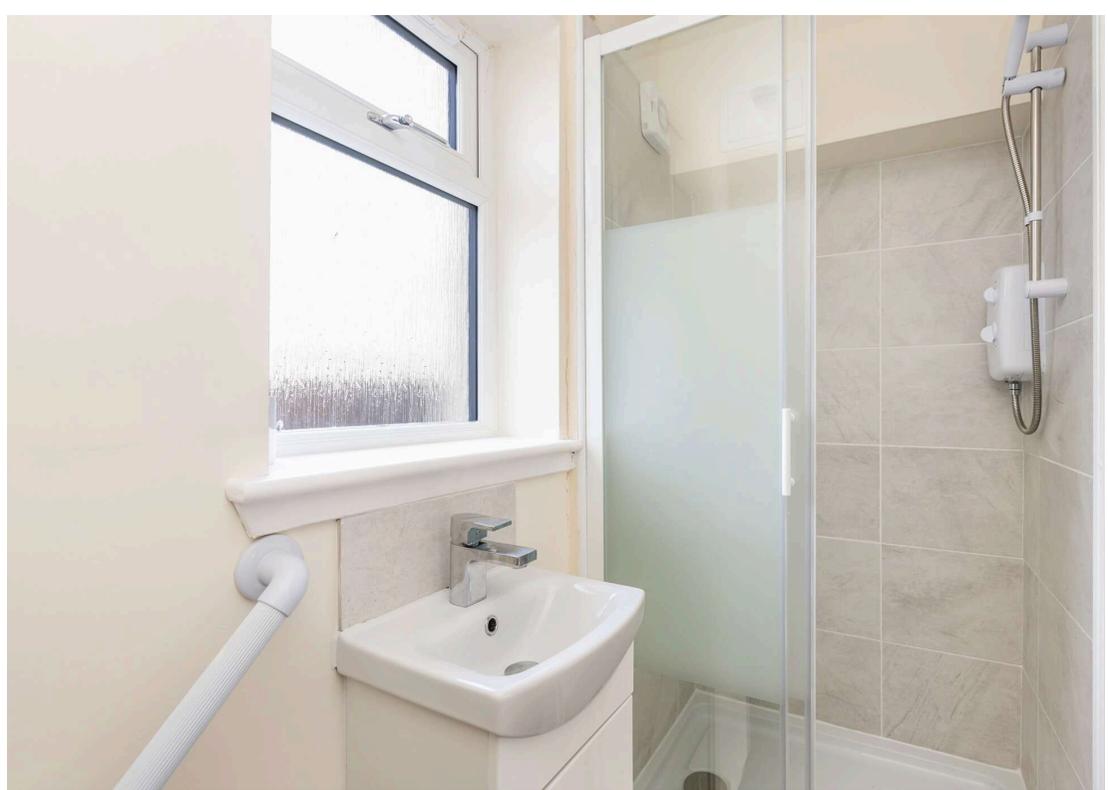
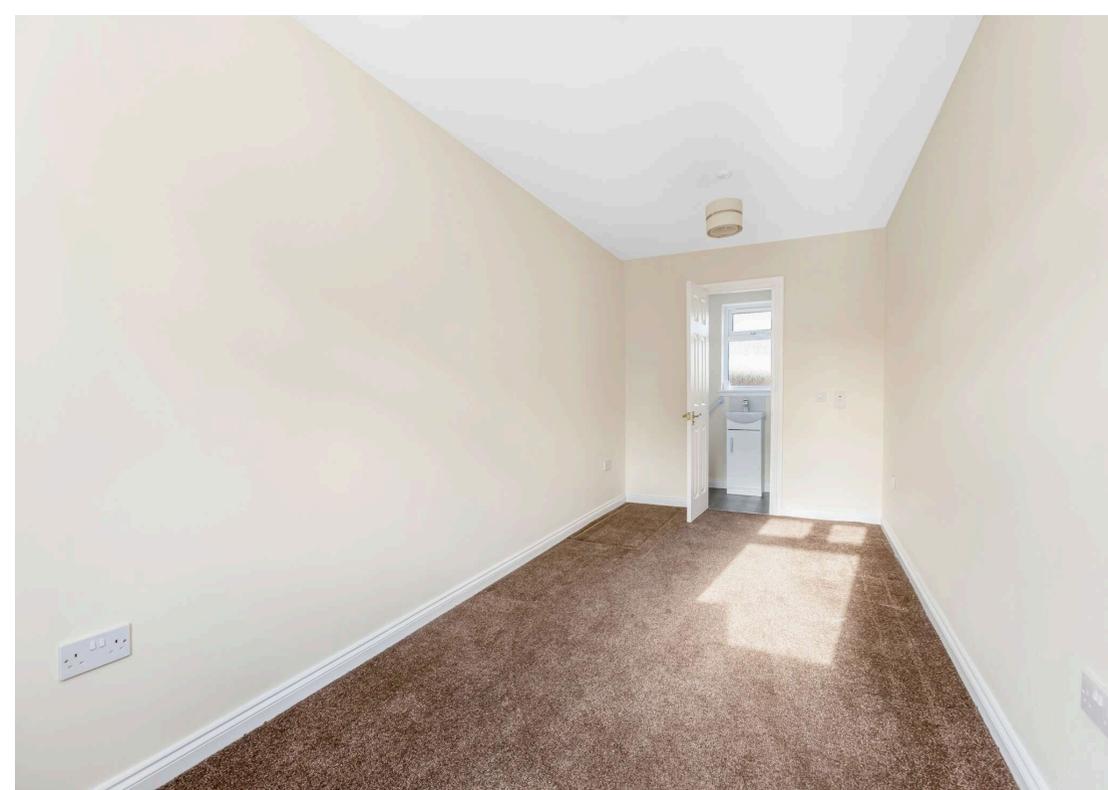


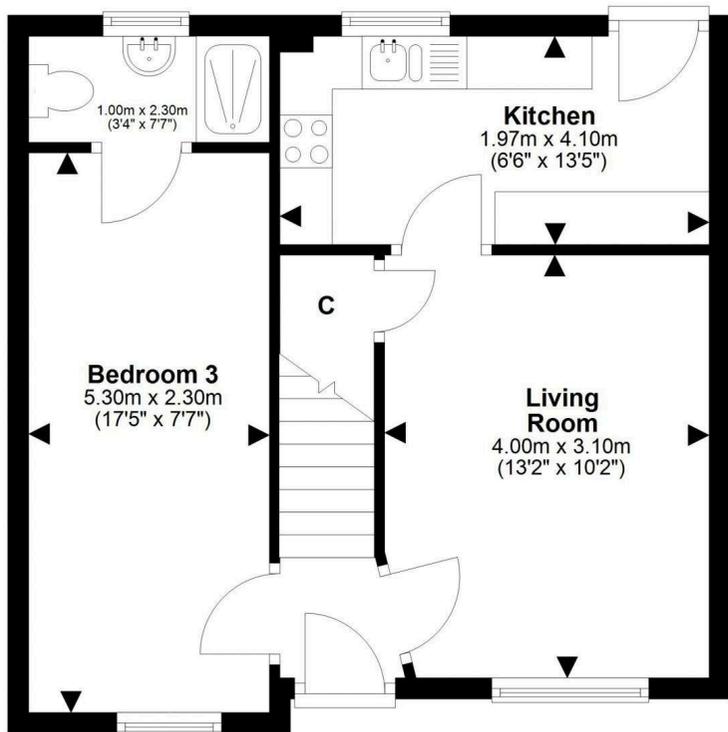






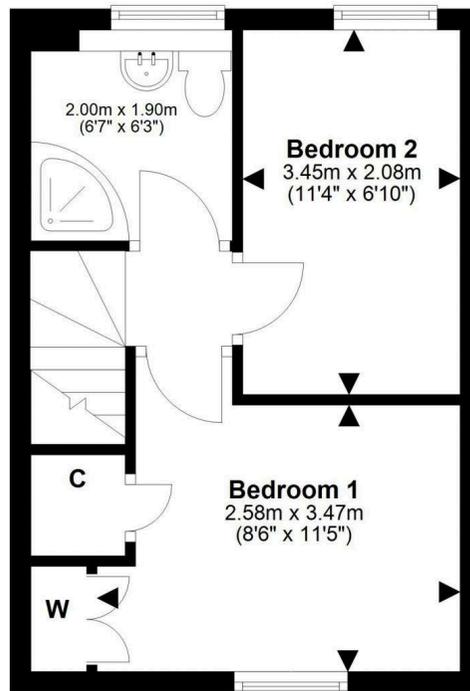
Virtually Staged



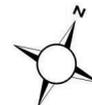


Ground Floor

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.



First Floor



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