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Offers Over  
**£125,000**

# 11 South Scotstoun

South Queensferry | EH30 9YD

Quietly positioned within an established residential development in the sought-after seaside town of South Queensferry, this main door lower villa offers bright and well proportioned accommodation ideal for first-time buyers, professionals, or those looking to downsize. The property is conveniently located close to a wide range of local amenities and within easy reach of Dalmeny Railway Station, the Queensferry Crossing, and regular public transport links to Edinburgh City Centre and the Gyle Shopping Centre.

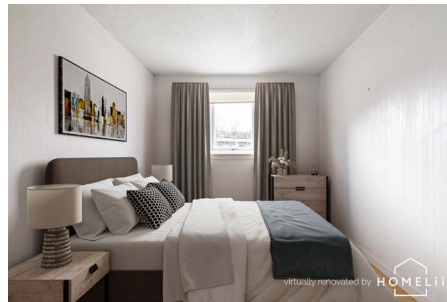
-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The accommodation briefly comprises a welcoming entrance vestibule leading into a bright and airy reception room. An internal hallway provides useful storage space and gives access to a fitted kitchen, which in turn opens out to the rear garden. There is a spacious double bedroom featuring a built-in wardrobe, along with a bathroom fitted with a three-piece suite and an electric shower over the bath. The property further benefits from double glazing throughout.

*This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the “before” images which have also been uploaded for perusal.*



## Extras

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

## Gardens & Parking

A real feature of this property is the superb, well maintained garden to the front and rear. The landscaped garden to the rear is easily maintained with areas of patio and chip stones, creating the ideal environment to enjoy outside dining/relaxing. There is an allocated parking at the rear of the property.

## Viewing

By appointment through Neilsons (0131 625 2222).





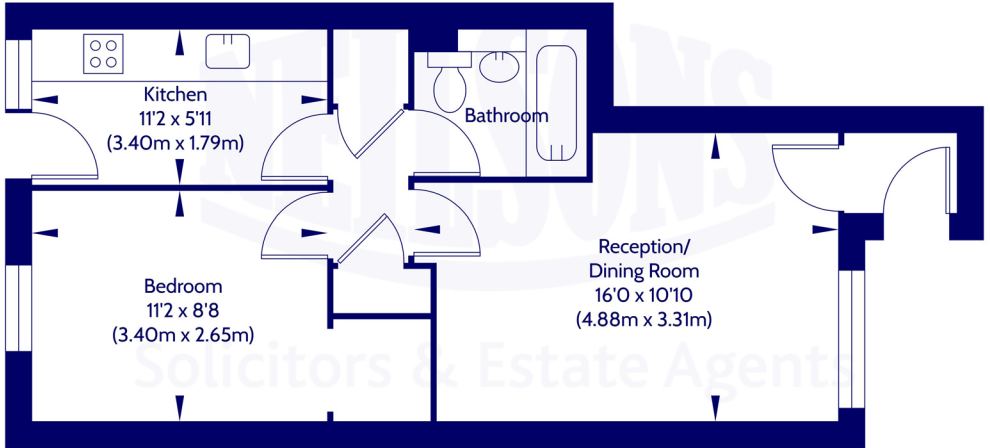
## Location

Situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the 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. 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 Dalmeny and Hopetoun House.



Approx. Gross Internal Floor Area 40 Sq M / 426 Sq Ft.

### Ground Floor



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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