



13 Inchkeith Avenue
SOUTH QUEENSFERRY | EH30 9QP


warners
solicitors & estate agents



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Beautifully presented and bright end terraced villa, quietly positioned in a cul-de-sac setting, within walking distance of fantastic local amenities, primary and secondary schooling and Dalmeny Railway Station which provides easy access to the North and South. A regular public transport service is available to the City and Gyle Shopping Centre and there are fantastic road links to Edinburgh Airport, the Bypass, and beyond.

The spacious living accommodation boasts two fantastic attic rooms and would make an ideal home for a variety of purchasers, and comprises; welcoming entrance hallway with storage, lovely front facing living room leading to flexible family/dining/sun room with wood burning stove and direct access to large enclosed South facing rear garden with patio area, lawn, two sheds and a outdoor tap, modern breakfasting kitchen with under-stair storage and door to the rear garden, upstairs leads to three bedrooms and family bathroom with mains shower over bath. There is an enclosed staircase giving access to two fabulous attic rooms with eves storage and further benefits include gas central heating and double glazing, and off-street parking can be found at the end of cul-de-sac.

- Beautifully presented and bright
- Living room extended into conservatory
- Modern breakfasting fitted kitchen
- Contemporary bathroom with shower over bath
- Two double bedrooms and an office/nursery
- Two fantastic attic rooms
- Fabulous storage options
- Gas central heating & double glazing
- Off street parking.

Council Tax C. Energy Rating C. Factor fee payable to Manor Estates of approximately £90 per year.

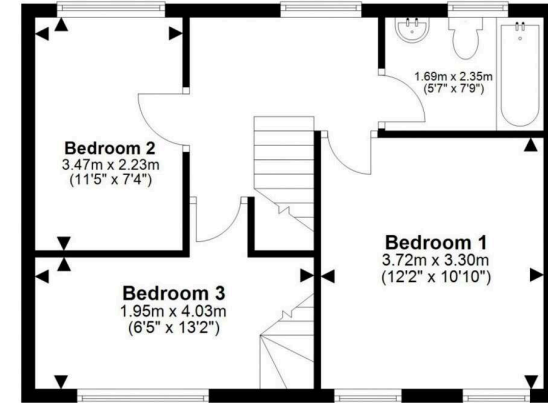
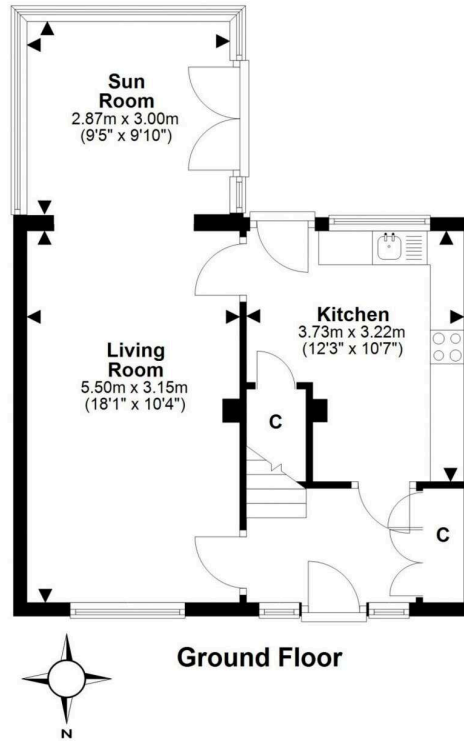
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



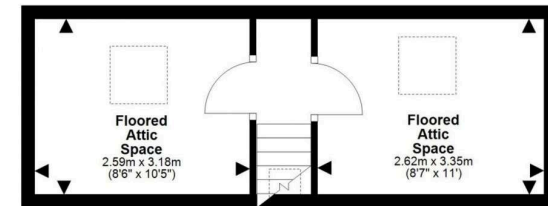
All fittings, fixtures, integrated kitchen appliances, washing machine/dryer, large fridge freezer, blinds, and curtains will be included in the sale.

Situated in the picturesque coastal village of South Queensferry on the banks of the River Forth the property is ideally situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles distant and can be accessed by regular bus service or by train. Local shopping can be found in close proximity along with banks, building societies and the local Post Office. More extensive shopping can be found either in Dunfermline or Livingston both approx. 6 miles, The Gyle Shopping Centre on the western tip of Edinburgh's boundaries is approximately 5 miles. Quality schooling establishments from nursery to secondary schools are within easy reach of the property.





First Floor



Second 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.