










Offers Over
£485,000

70 Stoneyflatts Park

South Queensferry | EH30 9YL

Impressive and beautifully presented five-bedroom detached villa quietly positioned within an established residential development in sought-after South Queensferry. Finished to an exceptional standard throughout and offering generous, versatile accommodation, the property is perfectly suited to modern family living whilst being conveniently located close to excellent amenities, reputable schooling, and superb transport links.

-  5 bedrooms
-  3 public rooms
-  2 bathrooms / Downstairs WC
-  Private gardens
-  Driveway for 3 cars
-  EPC Band - C
-  Council Tax Band - F



Description

The accommodation begins with a welcoming entrance hallway featuring a handy understairs storage cupboard. The lounge is bright, airy, and generously proportioned, centred around a charming log-burning stove which creates a wonderful focal point and cosy space to relax. The room flows seamlessly into the dining room, making it ideal for entertaining. The Impressive kitchen has been finished to a high standard and is fitted with a range of integrated white goods, sleek black units, and stunning white quartz worktops. Further benefits include a fitted wooden breakfast bar, under-unit lighting, and partial tiling in splash areas for easy upkeep. The modern conservatory can be accessed from both the kitchen and dining room and enjoys a triple-aspect outlook with French doors leading directly to the garden. Air conditioning in the conservatory provides additional comfort, making this a fantastic year-round living space. Bedroom five is located on the ground floor and offers excellent flexibility as either a double bedroom or home office. The room benefits from a front-facing aspect and two integrated double wardrobes. Completing the lower level is a convenient two-piece WC with tiling around the wash hand basin.



Upstairs, the landing provides access to a linen cupboard housing the boiler and a partially floored attic via a Ramsay ladder. The principal bedroom is a generous double room featuring a double Juliet balcony, wall-to-wall fitted wardrobes, and ample space for freestanding furniture. The stylish ensuite comprises a tiled double shower cubicle, heated towel rail, and partial wall tiling. Bedroom two is a further comfortable double with a rear-facing aspect, wall-to-wall mirrored wardrobes, and an attractive feature panelled wall. Bedrooms three and four are both sizeable doubles, one enjoying a front-facing aspect and the other overlooking the rear garden. Both rooms benefit from integrated mirrored wardrobes and excellent space for a variety of layouts. The family bathroom is fitted with a shower over bath fully tiles and finished with partial wall tiling.

Further benefits include gas central heating, double glazing, and a security intruder alarm.

Factor fees are payable at approximately £120 per annum.

Gardens & Parking

Externally, the landscaped split-level rear garden provides a superb setting for outdoor entertaining and family life. Features include a patio area, pergola, decking, Mediterranean style BBQ, mature shrubs and planting, outdoor tap, power sockets, log store, and garden sheds. A generous driveway provides off-street parking for up to three vehicles.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, microwave oven, extractor hood, fridge-freezer, washing machine, and dishwasher, freestanding wine fridge, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





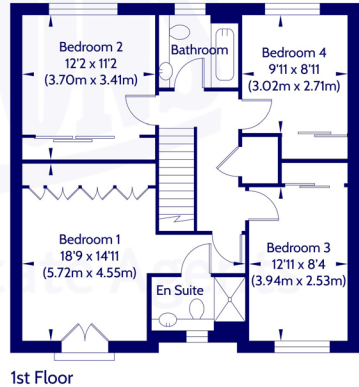
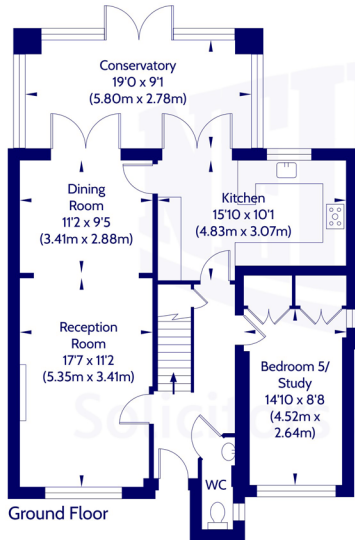
Location

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. Highly regarded schooling is available from nursery to secondary level and 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 157 Sq M / 1688 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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- [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.



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