

8 VILLA ROAD
SOUTH QUEENSFERRY, EDINBURGH, EH30 9RF

CURRAN & CO
PROPERTY



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OFFERS OVER £285,000



'8 Villa Road is a beautifully presented and exceptionally spacious main door flat occupying the ground floor of a handsome Victorian building in the heart of sought-after South Queensferry'

- Quiet Residential Street
- Victorian Main Door Flat with Stunning Views
- Bay Windowed Living / Dining Room
- Well-Equipped Kitchen
- Two Generous Bedrooms
- Contemporary Shower Room
- Gas Central Heating & Double Glazing
- Move-in Condition Throughout



Description

Enjoying breathtaking panoramic views across the Firth of Forth encompassing all three iconic Forth bridges, 8 Villa Road is a beautifully presented and exceptionally spacious two-bedroom main door flat occupying the ground floor of a handsome Victorian building in the heart of sought-after South Queensferry. Combining charming period character with a stylish contemporary interior, the property is situated just a short walk from the picturesque waterfront and the town's excellent selection of cafés, restaurants, bars and independent shops.

Entered via its own main door, the accommodation comprises: welcoming entrance hall providing access to all rooms, with a large storage cupboard; generously proportioned living room with

impressive bay window framing the stunning views, feature decorative fireplace, shelved press, and ample space for a dining table and chairs; modern, well-equipped kitchen fitted with base and wall-mounted units, stainless steel splashback, integrated electric oven, gas hob with extractor hood, and freestanding fridge/freezer and washing machine; sizeable principal double bedroom with press cupboard housing the boiler and excellent space for freestanding furniture; second bedroom; and contemporary shower room with glass enclosure and heated chrome towel rail.

Further benefits of the property include gas central heating and double glazing throughout.

Externally, there is unrestricted on-street

parking located to the front of the property.

Extras

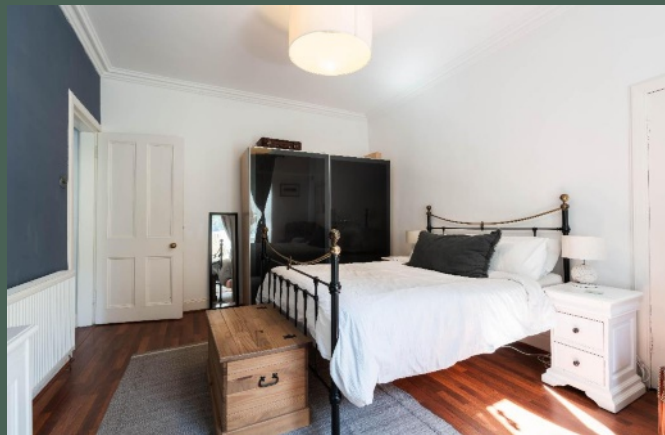
Extras to be included in the sale are all curtains and blinds, and kitchen appliances. All other items are available by separate negotiation.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band C.





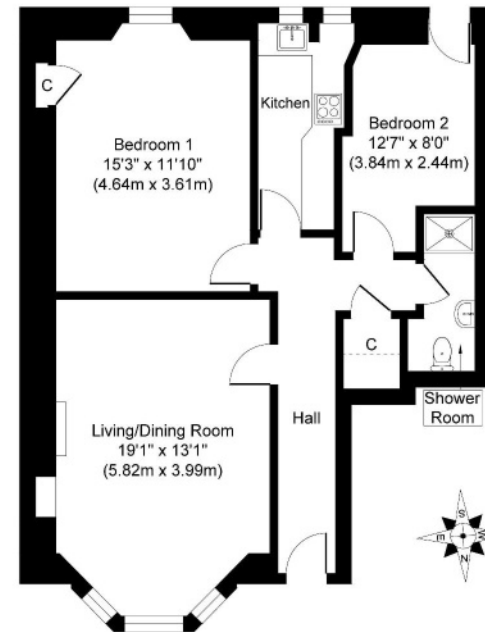
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Ground Floor
Approximate Floor Area
756 sq. ft
(70.27 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.