



Fixed Price
£369,995

5 Caledonia Avenue

South Queensferry | EH30 9NJ

A stunning mid terrace townhouse forming part of the prestigious Rosebery Wynd development by Cala Homes in the picturesque town of South Queensferry. Close to local amenities and transport links, it offers well proportioned accommodation alongside Cala's high specification, making this an ideal family home.

- 2 public rooms
- 3 bedrooms
- 2 bathrooms plus WC
- Front and rear gardens
- On street parking
- EPC rating – B
- Council tax band - F



Description

Laid out over three levels, the ground floor briefly comprises welcoming hallway with storage, a generous open plan kitchen/family/dining room complete with Siemens appliances and beautiful French doors to the patio and garden, allowing you to bring the outdoors in, and useful utility room and WC. On the first floor you'll find the formal lounge, bedroom three with fitted wardrobes, and a contemporary family bathroom. The top floor has two further bedrooms both with fitted wardrobes and the principal enjoys a luxury en-suite shower room. The property further benefits from gas central heating and double glazing.

Images are for illustrative purposes and layouts may vary depending on the individual plot



Gardens and Parking

There is a small front garden and to the rear a fully enclosed garden with patio offering a place to dine in the warmer months and a safe space for children and pets to play. There is on street parking available.

Factoring

The common areas and grounds are factored by Ross & Liddell at a cost of approximately £76.00 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





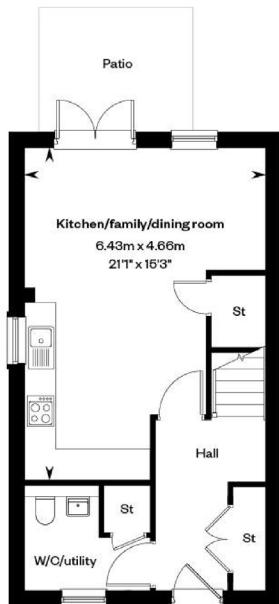
Location

Rosebery Wynd is 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.

The Balvenie

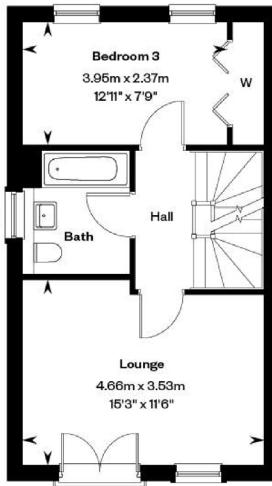
Plots 197, 198, 204, 205, 213 & 214 are handed

*Window to plots
211 & 214 only.

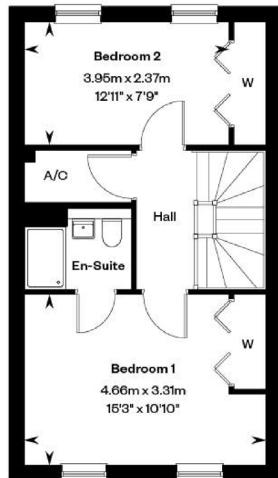


Ground floor

*Window to plots
211 & 214 only.



First floor



Second floor

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.



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