NEILSONS

Solicitors & Estate Agents

Offers Over

£275,000

14 Villa Road

South Queensferry | EH30 9RF

An excellent opportunity has arisen to purchase this elegant lower ground floor flat with its own main door entrance, forming part of a converted townhouse in a pleasant cul-de-sac location. Situated in the heart of the historic and picturesque town of South Queensferry, the property is within walking distance of the town centre, waterfront, local amenities, and a wide range of shops, cafes, bars, and restaurants.

- 2 Bedrooms
- 1 Public Rooms
- 1 Bathroom
- Residents Parking
- Front and Shared Rear Garden
- EPC Rating – C
- Council Tax Band - C

Description

Beautifully upgraded to an exceptional standard by the current owner, this impressive property offers stylish, move-in-ready accommodation and is sure to appeal to a wide range of buyers seeking a quality home in a highly desirable location. The accommodation comprises a welcoming entrance hallway with useful storage, a bright and elegant bay-windowed reception room featuring a charming fireplace and a traditional Edinburgh press. The stylish contemporary kitchen has been newly fitted with an excellent range of base and wall-mounted units, complemented by integrated appliances. There is a generously proportioned principal bedroom with a traditional Edinburgh press, a well-sized second double bedroom, and a modern bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing throughout.

Extras

All fitted floor coverings will be included in the sale together with the induction hob, oven, integrated fridge/freezer, integrated dishwasher and integrated washer/dryer.

Gardens & Parking

The property enjoys pleasant views over the communal garden to the rear of the building, which boasts well-stocked flower beds. To the front there is a section of garden laid with chip stones and for the car user there is residents parking.

Viewing

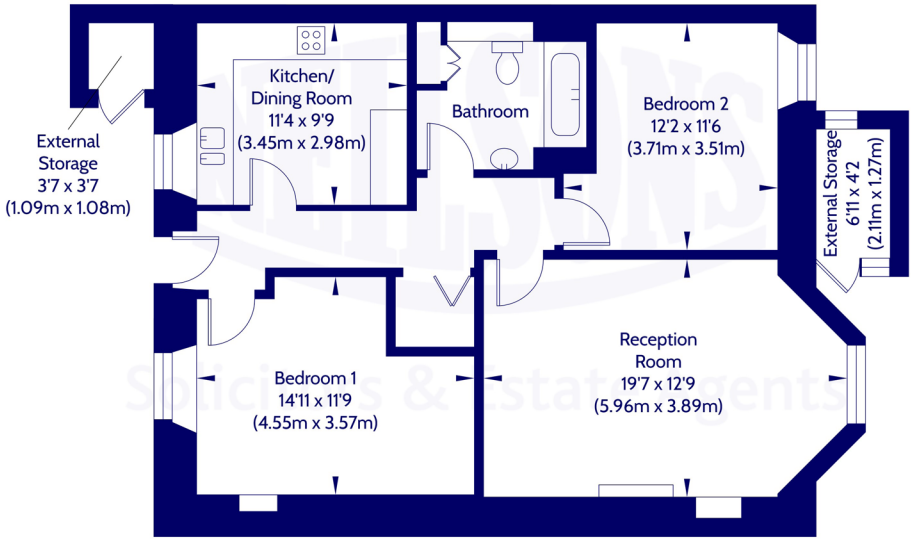
By appointment through Neilsons (0131 625 2222).

Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts 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-aside 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 the area at Dalmeny and Hopetoun House Estates.

Approx. Gross Internal Floor Area 81 Sq M / 874 Sq Ft.

Lower 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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For helpful, friendly, personal advice, get in touch.

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