



38 INCHGARVIE PARK

South Queensferry, Edinburgh, EH30 9RN



1

Public Room



4

Bedrooms



1

Bathroom



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Desirably located in coastal South Queensferry, this generous, well-proportioned upper villa offers four versatile double bedrooms, excellent storage, a bathroom, a living room, and a fitted kitchen. Neutral décor and scope for upgrading allow the new owner to personalise the home to their taste. The ideal family home also benefits from a private south-facing rear garden area.







EPC
RATING



COUNCIL
TAX BAND

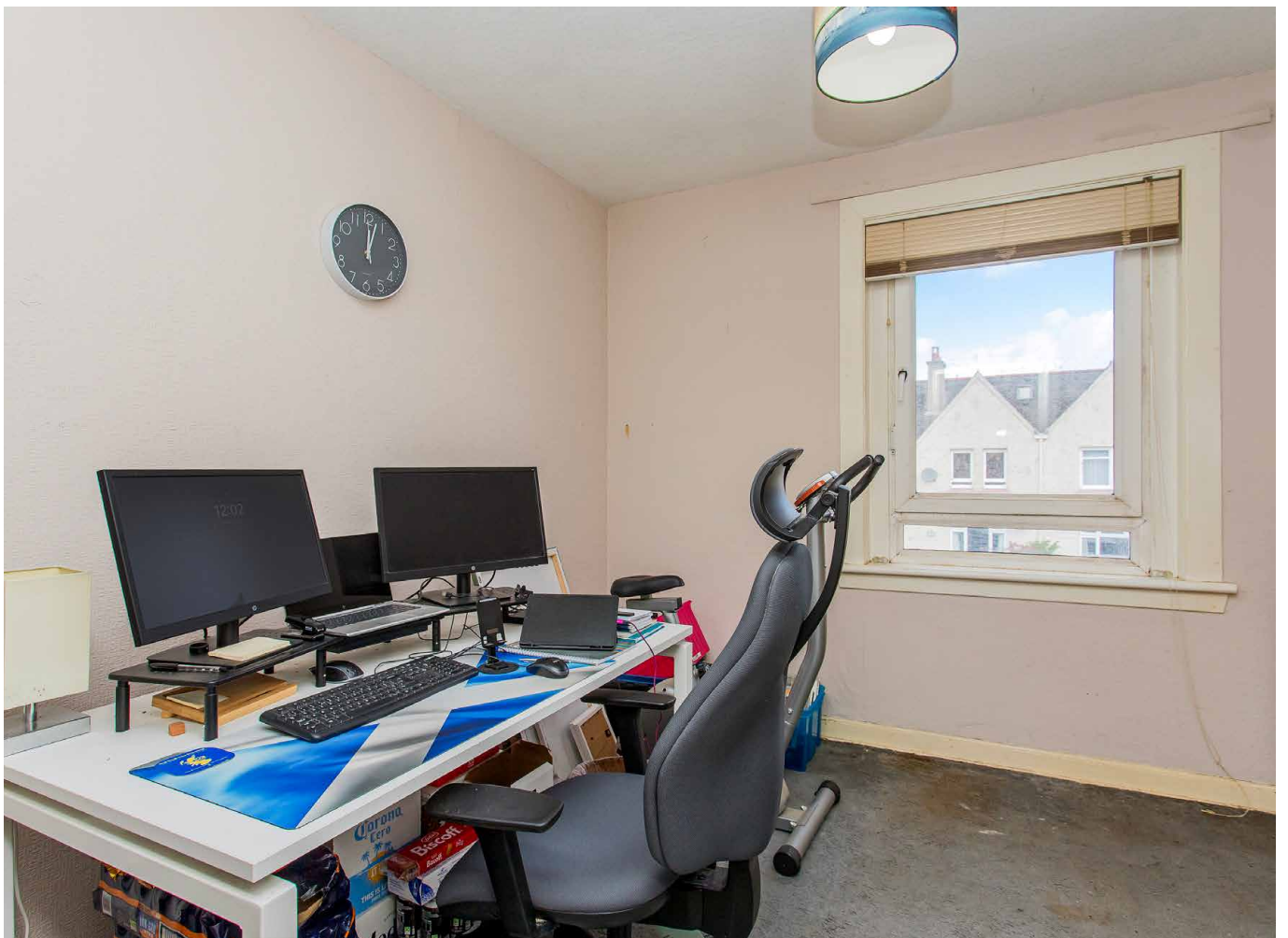
VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Desirable coastal setting within easy reach of the city centre
- Generous and versatile upper villa
- Ground-floor vestibule and bright first-floor hall
- Comfortable living room
- Bright fitted kitchen
- Four double bedrooms, with options for a second reception room or study
- Bright bathroom and excellent built-in storage
- Private south-facing rear garden area







Extras: All fitted floor coverings, some light fittings, main bedroom wardrobe and gas cooker are included in the sale.

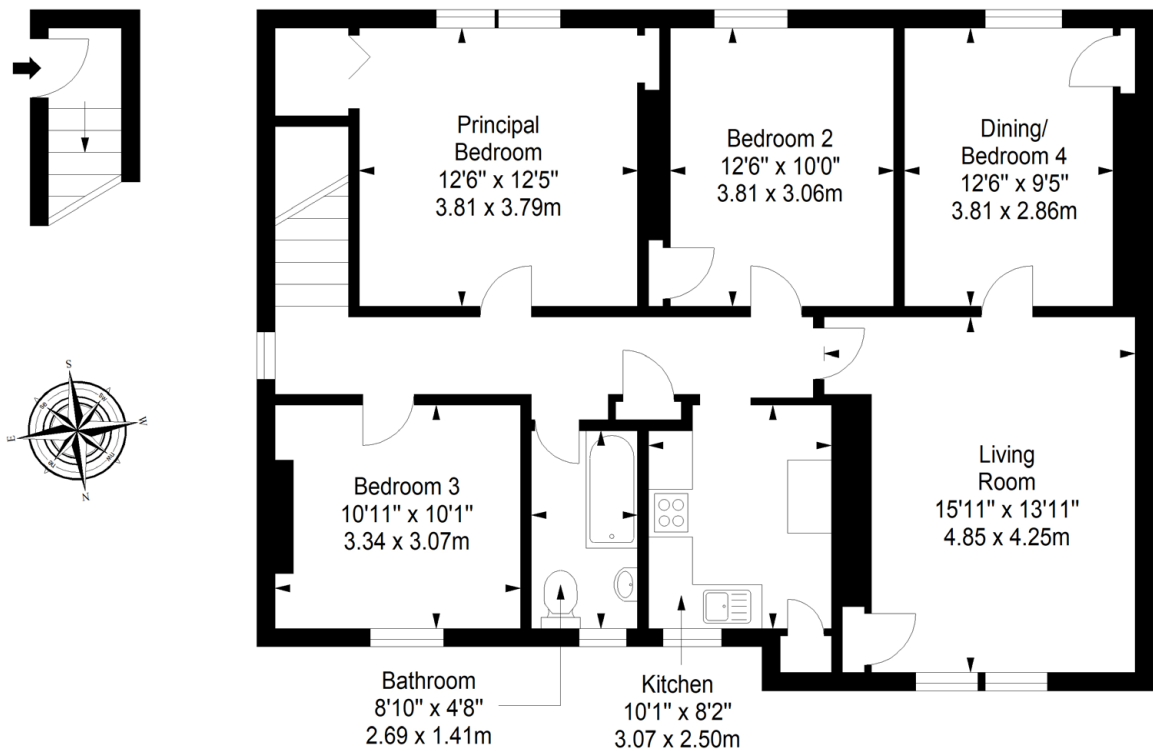


SOUTH QUEENSFERRY

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access, with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts breathtaking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.

Ground Floor
Approx. 2.4 sq. metres (25.8 sq. feet)

First Floor
Approx. 99.3 sq. metres (1068.9 sq. feet)



Total area: approx. 101.7 sq. metres (1094.7 sq. feet)

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