



12 Bankhead Grove  
SOUTH QUEENSFERRY | EH30 9JZ

**warners**  
solicitors & estate agents





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Beautifully presented, and rarely available, detached villa ideally situated in a quiet cul de-sac setting in the picturesque seaside town of South Queensferry. This fantastic property is a short distance from Dalmeny Railway Station and local amenities, and reputable primary and secondary schooling are within easy reach.

The accommodation on offer is bright and spacious and comprises of an entrance porch, welcoming entrance hallway with storage and a handy WC, generously proportioned living/ dining room with feature fireplace, brick effect wall and French doors giving direct access to the private garden, lovely dining room/snug leading to the modern dining kitchen fitted with floor and wall units, and integrated appliances, and a utility room off the kitchen completes the ground floor accommodation.

Upstairs leads to a large principal bedroom boasting fabulous en-suite bathroom with mains shower over bath and vanity sink unit, fitted wardrobes and a private balcony, three further good-sized double bedrooms and a stylish shower room with mains shower and double sized cubicle.

The property further benefits from gas central heating, double glazing, and externally well maintained, mature wrap round private garden grounds, carport with single garage and driveway. Early viewing is thoroughly recommended to fully appreciate the quality of accommodation on offer.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslipp.com](http://www.warnerslipp.com) or call us on 0131 667 0232.





- Beautifully presented detached villa in ideal cul-de-sac setting
- Entrance porch
- Entrance hallway with storage and WC
- Spacious and bright living/dining room with access to rear garden
- Versatile dining room/snug
- Modern dining kitchen with integrated appliances and access to side garden
- Utility room
- Principal bedroom boasting en-suite bathroom, fitted wardrobes and private balcony

- Further three double bedrooms
- Shower room with double shower compartment
- Gas central heating and Double glazing
- Wrap round gardens
- Garage, Carport and Driveway

Energy Rating D. Council tax band G.

All white goods will be included in the sale, along with all blinds. The curtains and car charger will not be included in the sale.



Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges. South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles away and can be accessed by regular bus service or by Dalmeny train station which is to be found a very short walk from this property. Excellent local shopping, bars restaurants and leisure facilities can be found locally, for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle shopping centre are all within very easy reach. Edinburgh Airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. A brand-new secondary school together with primary schools are all within a few minutes' walk of the property. Other local leisure facilities include a sports centre and a recreational centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, Port Edgar Marina is located close by.





