



Solicitors & Estate Agents










Offers Over

£870,000

1 Station Road

South Queensferry | EH30 9HY

Neilsons are delighted to offer on to the market this impressive, detached period house, set within mature well-kept garden grounds and enjoying a superb location on one of South Queensferry's most desirable and rarely available residential streets. The interior is brimming with potential to remodel/modernise and offers a superb opportunity to create a spacious, individually designed family home within beautiful surroundings.

-  5 bedrooms
-  3 public room
-  1 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- H



Description

The accommodation briefly comprises: entrance vestibule with ornate tiled floor, main hallway with cornice work, convenient downstairs WC and stair to the upper level, generously proportioned bay fronted reception room with focal fireplace, dual facing aspect and coving to ceiling, versatile dining/family room with wood burner, spacious kitchen which has been fitted with an excellent assortment of wood base and wall mounted units and tiling to splash areas, utility room with storage and access to the outside, bright and spacious principal bedroom which features a bay window and enjoys a sunny south facing aspect, three further generously sized bedrooms on the first floor, a downstairs double bedroom which would work well as a home office, and family bathroom with modern three piece white suite and tiling to splash areas.



Extras

All blinds, light fittings, curtains, blinds, white goods and integrated appliances will be included.

Gardens, Garage & Driveway

The property is surrounded by substantial well-kept gardens which comprise areas of lawn, hedgerow, beautiful mature trees, well stocked beds, an extensive chip stone driveway with space for numerous vehicles, and a good-sized single garage. The gardens enjoy high volumes of sunlight in the warmer months and boast delightful views towards the Forth Rail Bridge to the rear.

Important note

A section of the garden will be being retained by the existing owner. This is an area to the left-hand side of the house adjacent to the church. For guidelines on the boundary please see our aerial photography with the outlined border.

Viewing

Sunday 2-4pm or by appointment through Neilsons (0131 625 2222).





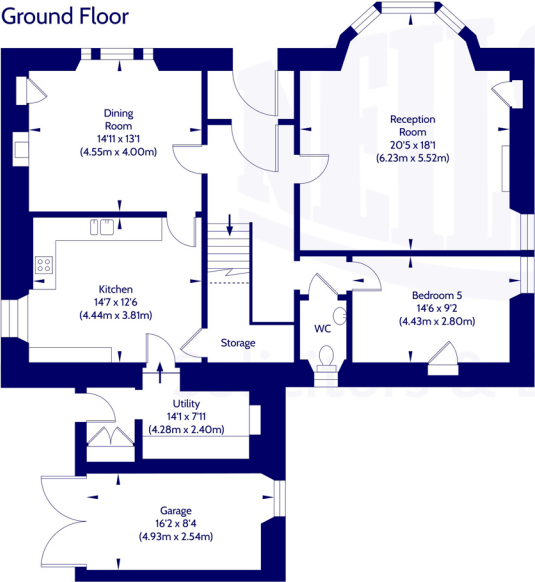
Location

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-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 the area at Dalmeny and Hopetoun House Estates

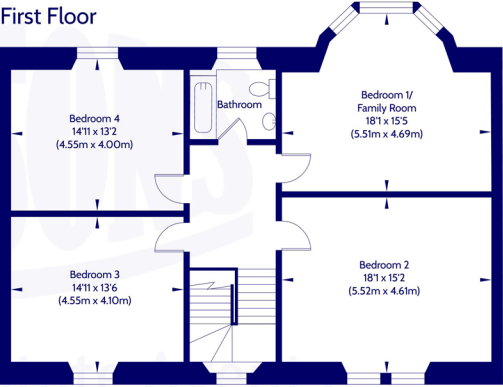




Ground Floor



First 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

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

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