



Solicitors & Estate Agents



Offers Over

**£270,000**

# 59 Rosebery Avenue

South Queensferry | EH30 9JQ

Situated in the popular historic town of South Queensferry and within walking distance of Dalmeny train station, is this attractive three bedroom, end terraced family home which is well placed for local amenities including supermarkets, bars, restaurants, leisure facilities and schools. With a lounge, dining kitchen, three bedrooms and a bathroom plus gardens to the front and rear and a large garage, this really would make a fantastic family home.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private front and rear gardens
-  Garage including studio/office/workshop and driveway
-  EPC rating – C
-  Council tax band- C



## Description

Set over two levels, the downstairs accommodation briefly comprises entrance vestibule with large cupboard with window and plumbed for washing machine, bright lounge overlooking the front garden, light and airy, fully fitted dining kitchen with French doors opening out to the rear garden and family bathroom with shower over bath.

Moving upstairs the light continues with a window on the half landing, principal bedroom with alcove creating a convenient wardrobe space, two further bedrooms both with built in storage, and attic space with Ramsay ladder and floored for storage.

The property further benefits from gas central heating and double glazing.



## Extras

The washing machine, fridge/freezer, dishwasher, induction hob and electric oven are all included in the sale.

## Gardens & Driveway

A front garden welcomes you, complete with hedge providing privacy and the good sized rear garden is accessed from the dining kitchen and is laid to lawn with a patio area, offering an ideal space for dining outside in the warmer months. A highlight is the oversized garage with power and light plus front and rear access, which has been subdivided in two offering storage space and a separate workspace with skylight.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

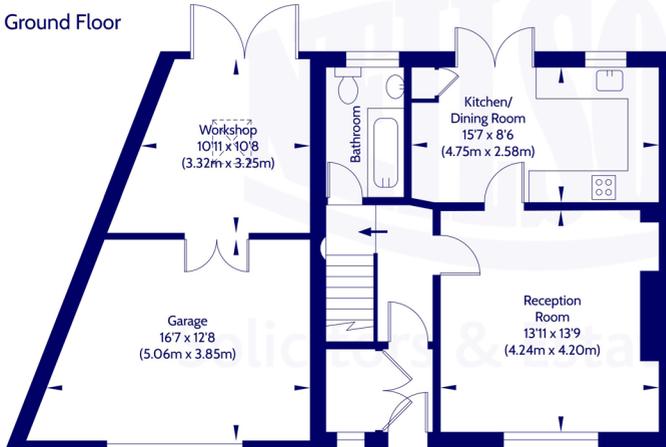
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and 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-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.



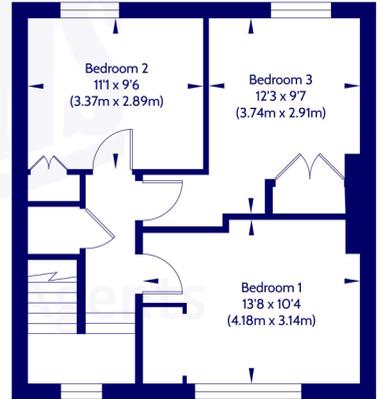
Approx. Internal Area 90.6 Sq M / 975 Sq Ft.  
Not to scale. For identification only.  
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Ground Floor



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.



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