

20 Henry Ross Place, South Queensferry, Edinburgh, EH30 9NE



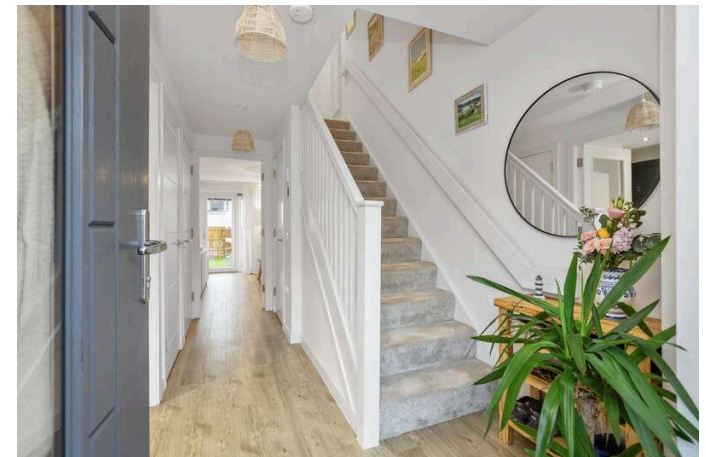
Description

Immaculately presented 3 bed end terraced villa with sleek, elegant interiors, deluxe fixtures and crisp, neutral walls. Commanding an enviable setting within a new development just an 8 minute walk from South Queensferry town centre and harbour, this perfectly proportioned home is a natural choice for a couple or young family, and comes with the added attraction of an enclosed sunny rear garden - perfect for entertaining guests.

- Welcoming hallway with shelved utility cupboard and additional storage
- Spacious living/dining room falling naturally into two defined areas featuring French doors with side panels for extra light, opening onto the rear garden
- Bright, ultra-sleek kitchen with Amtico flooring, fitted with quality wall and base units, contrasting silestone worktop, high spec integrated appliances, under unit lighting and LED spotlights
- Cloak room/WC
- Master bedroom with fitted wardrobe and en-suite shower room with full-height Porcelanosa tiling and thermostatic shower
- Two further bedrooms both facing to the garden at the rear
- Luxurious family bathroom with full-height Porcelanosa tiling, designer sanitaryware from RAK Ceramics, thermostatic shower, chrome heated towel warmer and shaver point
- Floored attic with ladder and ample storage
- Multi-zone gas central heating, double glazing and built in solar panels ensure year-round comfort and efficiency
- Fully enclosed, generously proportioned rear garden with lawn, patio, plug socket and lighting
- Driveway with outdoor socket and pre-installation for EV charging point

Extras

The fitted carpets, blinds, oven, induction hob, cooker hood, dishwasher and fridge/freezer are included.



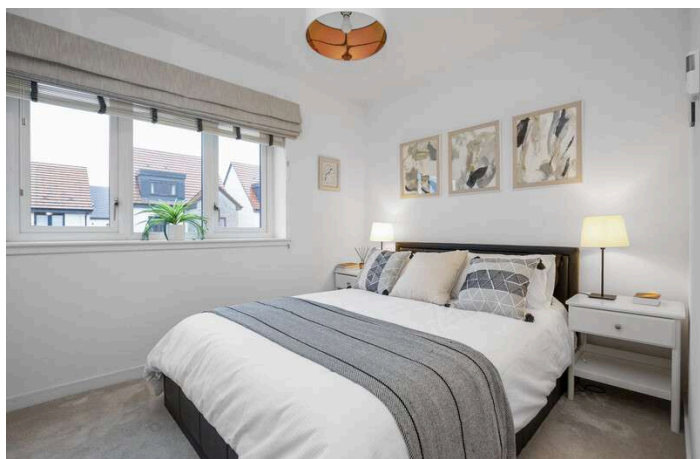
Price and Viewing

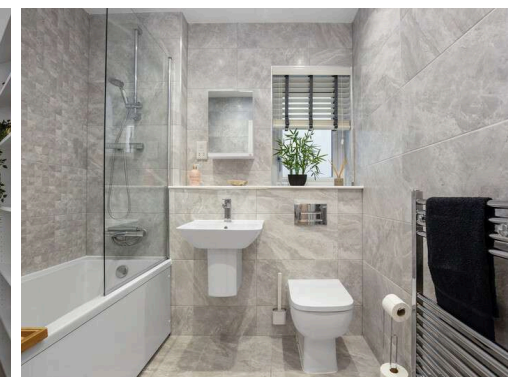
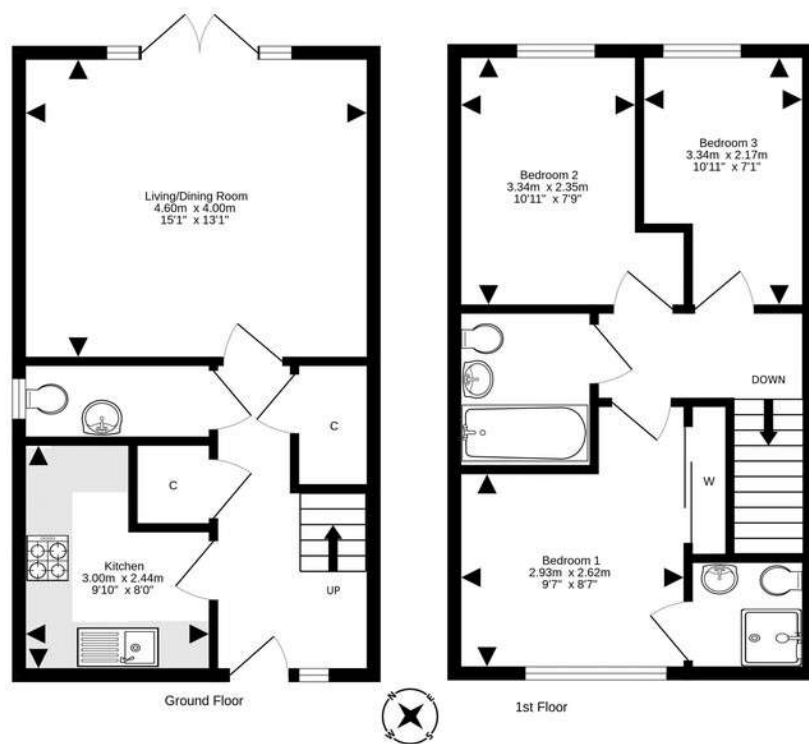
For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: B

Location

The historic seaside town of South Queensferry is situated on the south bank of the Firth of Forth. within easy reach of Edinburgh City Centre (approximately 10 miles) by road or rail. Indeed, the town is within comfortable commuting distance of Scotland's principal towns and cities via the central motorway network. Although now a sizeable community 'Queensferry' retains its village charm and individuality, epitomised by its narrow rambling main street and awe-inspiring views of the Queensferry Crossing, the Road and Rail bridges. There are all the usual banking and Post Office services, both primary and secondary schools and a wealth of shopping facilities ranging from delightful little galleries and speciality shops to a Tesco supermarket and a Marks & Spencer food outlet. In addition to sailing and water sports at the renowned Port Edgar Marina, several alternative sport and leisure options are available locally, including several golf courses and a leisure centre/ swimming pool offering a wide programme of activities for children and adults alike. The location is also popular with walkers, joggers, and cyclists with a number of off-road routes immediately available through the grounds of Dalmeny Estate and Hopetoun House, or via the old railway line/cycle path.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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