



RALPH SAYER
SOLICITORS & ESTATE AGENTS

40 South Scotstoun
South Queensferry EH30 9YD

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Located within a sought-after estate in South Queensferry, this beautifully presented two bedroom end-terraced villa enjoys a tranquil cul-de-sac setting. Benefiting from tasteful interiors, sociable open-plan living and desirable outdoor space, the villa is an ideal home for professionals eager to escape the bustle of the city.

Externally, the rear garden is graveled, which offers low maintenance, there is a decked area and a shed.

There is an allocated parking space to the front.

Extras: all fitted floor coverings, blinds, light fittings and all freestanding/integrated kitchen appliances will be included in the sale.

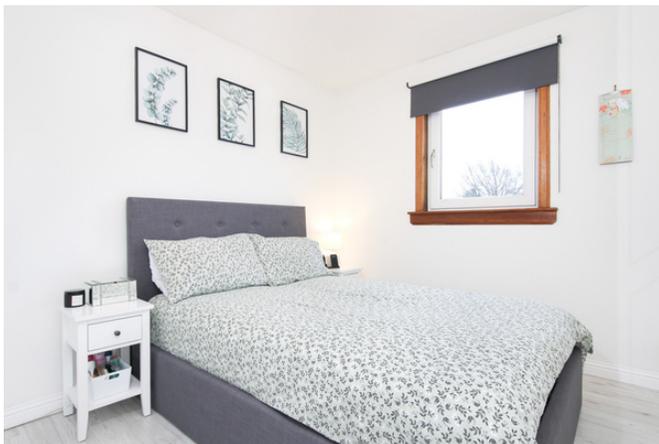
Property Summary

- Tranquil setting in popular cul-de-sac estate
- End-terrace villa
- Lounge
- Conservatory
- Fitted kitchen
- Double bedroom with built-in wardrobes
- Single bedroom
- Three-piece bathroom with shower bath
- Front & rear gardens
- Allocated parking space to front
- Gas central heating & double glazing
- EPC Rating - C | Council Tax Band - C





Delightful end-terraced two bedroom villa,
offering stylish interiors and pretty garden



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dream property!



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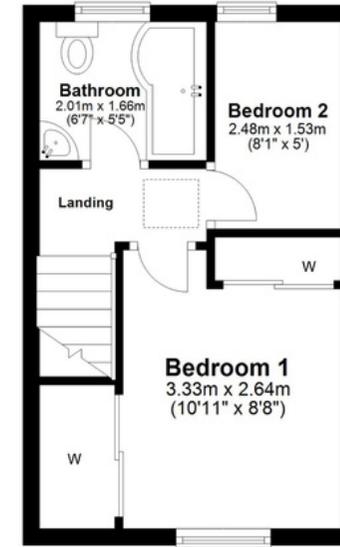
DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.



Ground Floor
Approx. 31.6 sq. metres (340.1 sq. feet)

Total Area: approx.
53.7 sq.metres (577.8 sq. feet)



First Floor
Approx. 22.1 sq. metres (237.7 sq. feet)



Location

The pretty historic coastal town of South Queensferry is situated on the south bank of the Firth of Forth. Edinburgh can be reached in as little as 10 minutes and, via the motorway network and the Forth Road Bridge, other parts of Central Scotland are easily commutable. Edinburgh Airport is also just a short drive away. Excellent local amenities can be found on the high street, including quaint little tea shops to chic bistro/bars. A large Tesco supermarket caters for all everyday needs. Schooling is excellent with both primary and secondary levels. Leisure facilities in the area include recreation centre with swimming pool, golf courses, a community centre, bowling green, library and the renowned Port Edgar Marina and Water Sports Centre. The local countryside has much to offer including parkland surrounding the historic stately homes of Hopetoun House and Dalmeny House plus a network of cycle and bridle paths and walkways, of which part is the John Muir Trail taking you to Crammond village. Edinburgh can be reached by road (A90) or rail – Dalmeny train station.