



14 Wellhead Close
SOUTH QUEENSFERRY | EDINBURGH | EH30 9WA


warners
solicitors & estate agents



14 Wellhead Close

SOUTH QUEENSFERRY | EDINBURGH | EH30 9WA

Most appealing four bed detached villa with lovely private gardens, occupying a prime, head of cul-de-sac position on an exclusive development close to Dalmeny Railway Station, M90 access and all the fabulous amenities within this highly regarded coastal village.

This is a superb sized family home offering flexible living space enhanced by modern comforts, set against a pleasant leafy backdrop in a peaceful cul-de-sac. At ground floor level, more than ample public living space is provided, including a comfortable living room with a living flame effect gas fire, well fitted kitchen with room for a dining table and patio doors to the rear garden, plus a useful family room, which could also be used as a fourth, double sized bedroom as there's a modern en-suite facility leading off the room. Upstairs you'll find three double bedrooms, each benefiting from built-in storage space, an en-suite off the principal bedroom and the family bathroom. The fully enclosed rear garden is safe for young children or pets and includes a lawn, decking area for sitting out, summerhouse and shed. A driveway to the front allows for off-street parking.

- Entrance hallway
- Living room with feature fireplace
- Beautifully fitted kitchen/dining room
- Family room/ground floor Bedroom 4/Study with En-suite
- Three double bedrooms on upper floor, one with en-suite facility
- Family bathroom
- Gas central heating
- Double glazing
- Ladder access to part floored loft
- patio doors to private gardens
- Driveway

All curtains, blinds and the cooker will be included in the sale. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The village of South Queensferry has an ancient history and most of the buildings in the area of the High Street and the centre are of important architectural interest. The world famous Forth Road and Rail bridges and the Queensferry Crossing form a splendid backdrop to the village. Excellent amenities are available including Post Office and banking services, a great selection of local shops and a supermarket. For more extensive shopping trips, Edinburgh's City Centre is approximately 8 miles away. On the outskirts of Edinburgh the Barnton Roundabout provides a link to the Gyle Shopping centre and to the City Bypass. Edinburgh airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. South Queensferry is set in the heart of the countryside 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 a recreational centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. One can also visit the excellent pubs, cafes and restaurants within the village.



