

**5% deposit paid
flooring & turf**



Fixed Price

£464,995

Plot 105 'The Newton'

Forthview | South Queensferry | EH30 9NE

Forming part of the prestigious Forthview development by Ambassador Living, the Newton is a fantastic four bedroom mid terrace townhouse, laid out over three levels and perfect for modern family life. Ready to move in to and offering great living and entertaining spaces along with luxurious finishings, the property features a stylish open plan living/dining/kitchen area and bathrooms with designer sanitary fittings from the award-winning RAK Ceramics.

-  Open plan living/dining/kitchen
-  4 bedrooms
-  3 bathrooms
-  Integral garage and driveway
-  Private front and rear gardens



Description

The ground floor briefly comprises a bright double bedroom with French doors leading onto the rear garden, a good sized utility room, and a convenient WC.

Moving onto the first floor, this is where the heart of the home is with a spectacular open plan living/dining/kitchen area complete with high quality designer units and a suite of integrated appliances, plus a guest shower room.

Completing the accommodation on the second floor are three further bedrooms and a luxurious family bathroom which features large profile tiling. Bedroom one benefits from large built in wardrobes and an en-suite shower room and bedroom 2 also has a built in wardrobe.

Gardens and Garage

There is a private garden to the rear plus a driveway and integral garage. The property also benefits from an electric car charging point.

Viewing

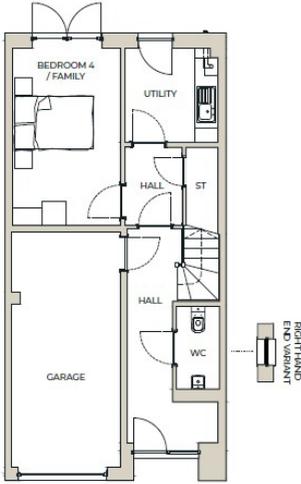
By appointment through Neilsons (0131 625 2222).

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-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

AREA	METRES	FEET
GARAGE	2.78 x 6.00	9'1" x 19'8"
BEDROOM 4 / FAMILY	2.74 x 4.50	9'0" x 14'9"
UTILITY	2.37 x 2.39	7'9" x 7'10"
WC	1.10 x 2.11	3'7" x 6'11"



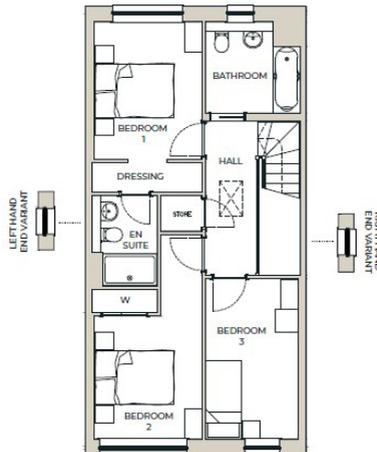
FIRST FLOOR

AREA	METRES	FEET
LIVING	5.28 x 4.04	17'4" x 13'3"
DINING	2.74 x 2.74	9'0" x 9'0"
KITCHEN	2.74 x 3.70	9'0" x 12'2"
SHOWER ROOM	2.41 x 2.32	7'11" x 7'7"



SECOND FLOOR

AREA	METRES	FEET
BEDROOM 1	2.78 x 3.49	9'1" x 11'5"
EN-SUITE	1.66 x 2.29	5'5" x 7'6"
BEDROOM 2	2.78 x 3.12	9'1" x 10'3"
BEDROOM 3	2.37 x 4.08	7'9" x 13'4"
BATHROOM	2.41 x 2.32	7'11" x 7'7"





SITE PLAN

THE VANTAGE APARTMENTS
PLOTS: 110-124

WALLACE
PLOTS: 8, 16, 17, 35, 53, 54, 57, 58, 72

DEWAR
PLOTS: 3, 4

DALMENY
PLOTS: 9, 10, 11

DUNDAS
PLOT: 12

BUCHANAN
PLOTS: 18, 19, 22, 23, 24, 25, 30, 31, 60, 61, 62, 65, 66

TAIT
PLOTS: 20, 21, 26, 27, 28, 29

NEWTON
PLOTS: 38, 39, 40, 41, 103, 104, 105, 106

MACKINTOSH
PLOTS: 1, 2, 32, 36, 60, 70

WATT & ARROL
PLOTS: 46, 47, 48, 49

CRAMOND
PLOTS: 42, 43, 44, 45, 107, 108, 109

STEVENSON
PLOTS: 5, 6, 7, 23, 34, 37, 51, 52, 55, 56, 59, 67, 68, 71

HOPETOUN
PLOTS: 13, 14, 15

15

This artist's impression does not show land contours and gradients, boundary treatments or landscaping and is not to scale. Please refer to Sales Consultant for specific detail.

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] Plans and details are not to scale and all room sizes are approximate and may be subject to change
- [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] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.
- [4] Ambassador Living reserve the right to alter or amend any particulars without notice



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



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

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

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

