



South Queensferry



Semi-detached House

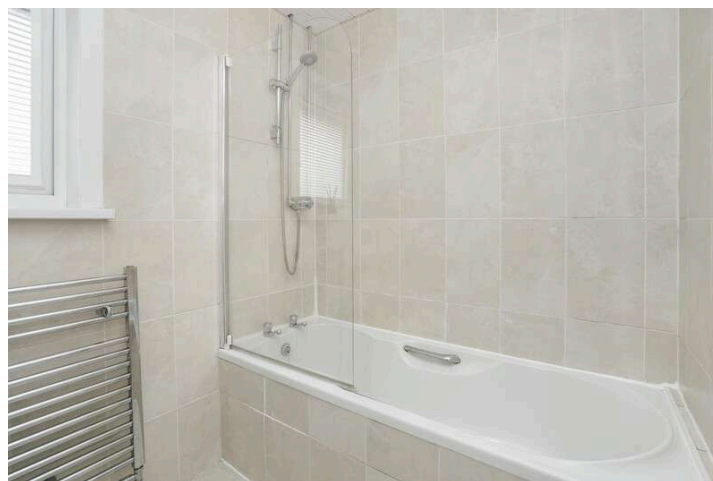
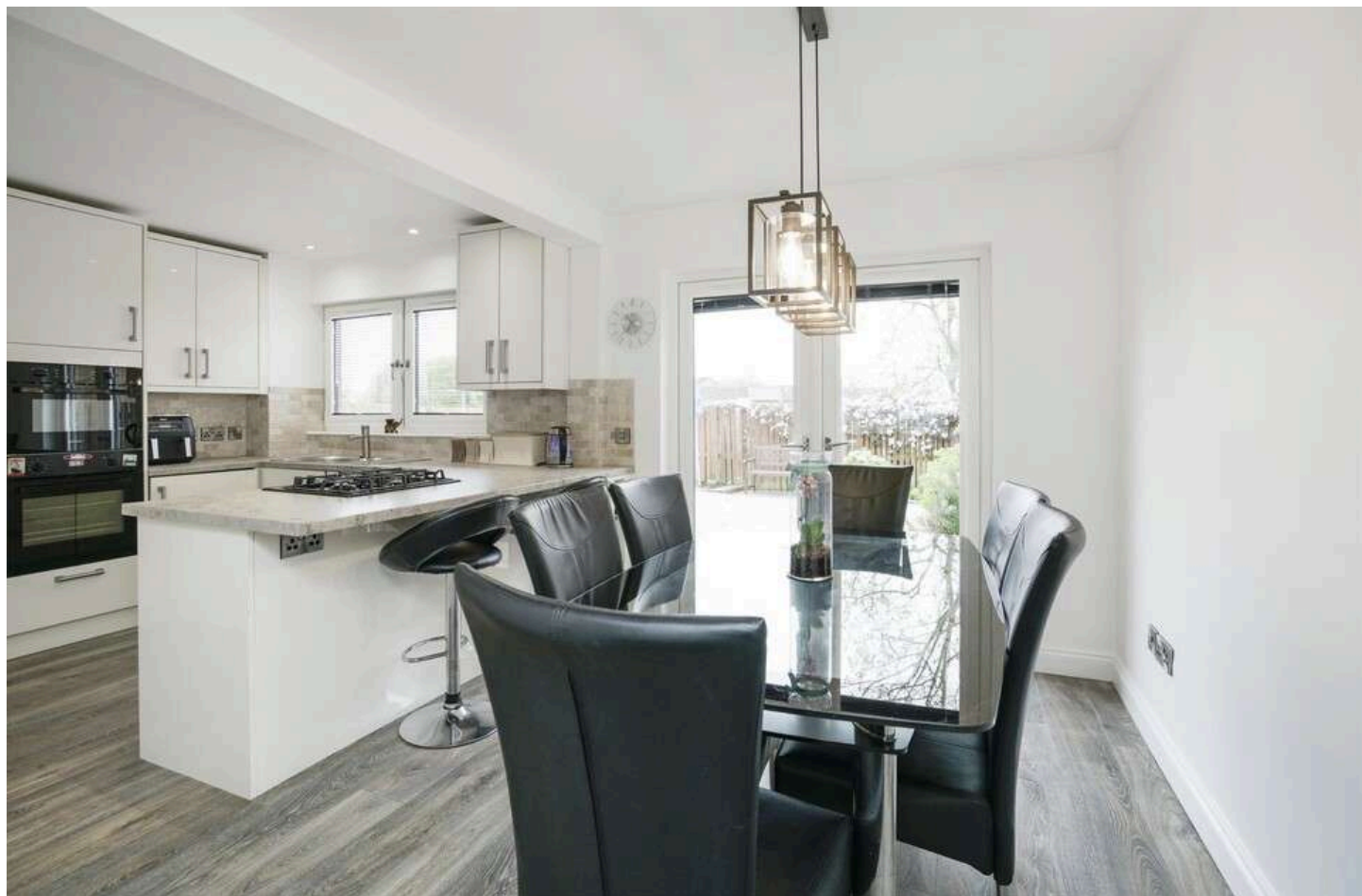
OFFERS OVER £270,000

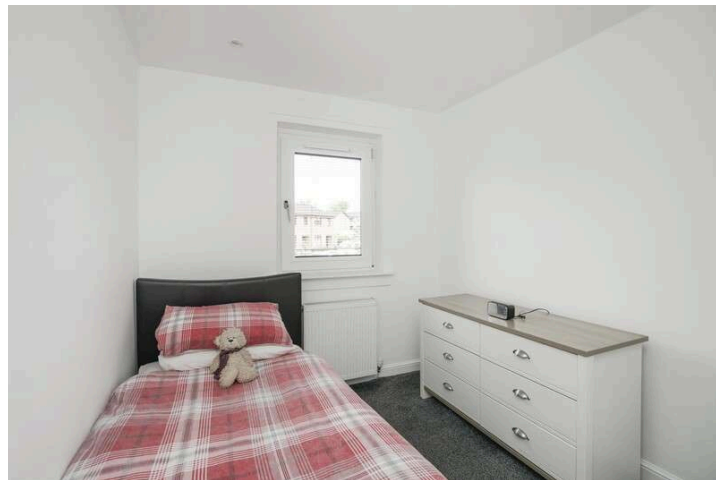
- Entrance hall
- Living room
- Open plan kitchen/dining room
- Three bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Private front and rear gardens
- Single garage
- Unrestricted on street parking

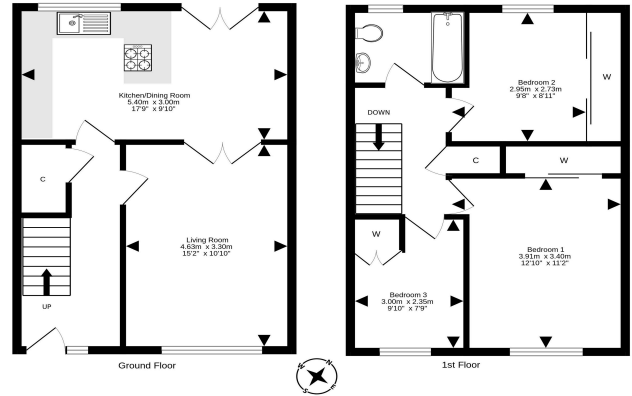


Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321









South Queensferry is a picturesque town which sits on the Forth shore between the three iconic bridges. Numerous shops line the cobbled main street, where there is a large choice of pubs, bistros and restaurants, whilst there is a large Tesco and several more restaurants to the south of the town. South Queensferry and Port Edgar Marina offer many watersports, and there are coastal walks and trails through the Dalmeny Estate. West Lothian has country parks at Beecraigs and Muiravonside, plus a network of cycle and bridle paths. A popular commuting town for Edinburgh and Fife, it lies close to major road links, with regular commuting train services available from Dalmeny station and frequent local bus services throughout.

Upgraded to an excellent standard this semi-detached house opens, via a Rockdoor, to a hallway with stairs leading to the upper level, a handy under stair storage cupboard, and giving access to the downstairs accommodation. The front facing living room is of a good size and gives access to the kitchen via French doors. To the rear is the open plan kitchen/dining room. The modern kitchen has several integrated appliances including a gas hob, double oven, fridge freezer, dishwasher, and a washing machine. There are also ample base and wall units with complementary work surfaces, and an island ideal for breakfast dining. The dining area gives access to the rear garden through French doors. Upstairs, via a carpeted landing with a handy storage cupboard, is a double bedroom to the front, and rear, both featuring large built in mirrored wardrobes. There is an additional smaller bedroom to the front with a built-in cupboard.

Completing the accommodation is a modern, fully tiled family bathroom which includes a WC, wash hand basin, bath with an overhead shower, and a heated towel rail.

Further benefits include a private, well maintained front garden, a fully enclosed private rear garden, a separate single garage, gas central heating, double glazing and unrestricted on street parking in the surrounding area.

EXTRAS

To include the aforementioned white goods, carpets, blinds, curtains, TV brackets, and light fittings (no warranties will be given).

OFFERS

Offers Over £270,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc