










Offers Over

£395,000

14 Dimma Park

South Queensferry | EH30 9AL

This immaculate, truly stunning end terraced house on fantastic corner plot with generous sized private gardens to side and rear, is quietly situated in an established modern development, within walking distance to Dalmeny Train Station and excellent local amenities. In true move-in condition the property would undoubtedly appeal to the growing families and internal viewing is highly recommended.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private gardens side/rear
-  Two Allocated parking spaces to Rear
-  EPC Band - C
-  Council Tax Band - F



Description

In brief the accommodation comprises; welcoming entrance hallway with useful built-in storage and downstairs WC, generously proportioned reception room, spacious and bright modern fitted/dining pleasantly overlooking the rear, useful utility room with door providing direct access to the rear garden, light and airy principal bedroom with fitted wardrobes and contemporary en-suite shower room, two further well proportioned bedrooms and family bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and access to attic storage.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer, integrated dishwasher and washing machine.

Gardens & Parking

A real feature of this property is the generous sized private gardens to both the side and rear. The garden is fully enclosed and has been well maintained providing an ideal space for children to play and to enjoy outside dining/relaxing. There are two allocated parking spaces to the rear of the property.

A factoring fee is payable to Ross & Liddell for the upkeep of the communal areas of approximately £160 per year.

Viewing

By appointment through Neilsons 0131 625 2222.





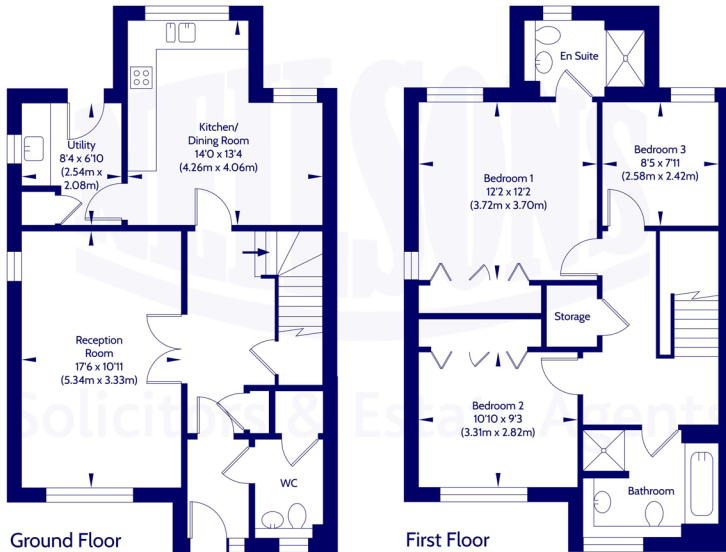
Location

The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, restaurants, cafes & pubs. Highly regarded schooling is available from nursery to secondary level and for the commuter there is convenient access to the Forth Bridges, central motorway network and Edinburgh Airport. The property is within walking distance to 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. 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 Houses.





Approx. Gross Internal Floor Area 114.77 Sq M / 1235 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [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] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, 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

