



**12 Springfield Terrace,  
South Queensferry, EH30 9XF**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## IMMACULATE

### ONE BEDROOM END-TERRACE BUNGALOW



This immaculate, one bedroom, end terrace bungalow has a fantastic corner plot in a peaceful development in the sought after South Queensferry. The property has been nicely decorated throughout in neutral tones and has a generous driveway to the front, side access to the rear, easy maintenance garden with paving, pretty planted borders, a shed, a rear gate and a summerhouse. The accommodation consists of an entrance hallway, a bright dining lounge, with twin windows overlooking the rear garden, and a feature fireplace, a kitchen with a good range of fitted units and appliances and a door leading out to the garden. There is also a double bedroom and a modern shower room with a walk-in shower.

- Hall
- Dining lounge
- Kitchen
- Double bedroom
- Shower room
- Double glazing
- Gas central heating
- Garden
- Driveway





## SOUTH QUEENSFERRY

South Queensferry lies approximately 9 miles west of Edinburgh city centre and is well placed for those travelling on a daily basis with Dalmeny Railway Station providing a regular service. Alternatively major access roads including the A90 into the city or M90 north over Queensferry Crossing and also the M8 or M9. South Queensferry itself has a wide range of amenities to meet every day needs including shops, supermarket, bank, post office and schools at both Primary and Secondary levels. Wide choice of recreational/leisure facilities including parks, beaches, harbour, Port Edgar Watersports Centre and leisure centre, as well as an abundance of cafes/restaurants/bars.



### Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, washing machine, fridge, freezer and tumble dryer are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

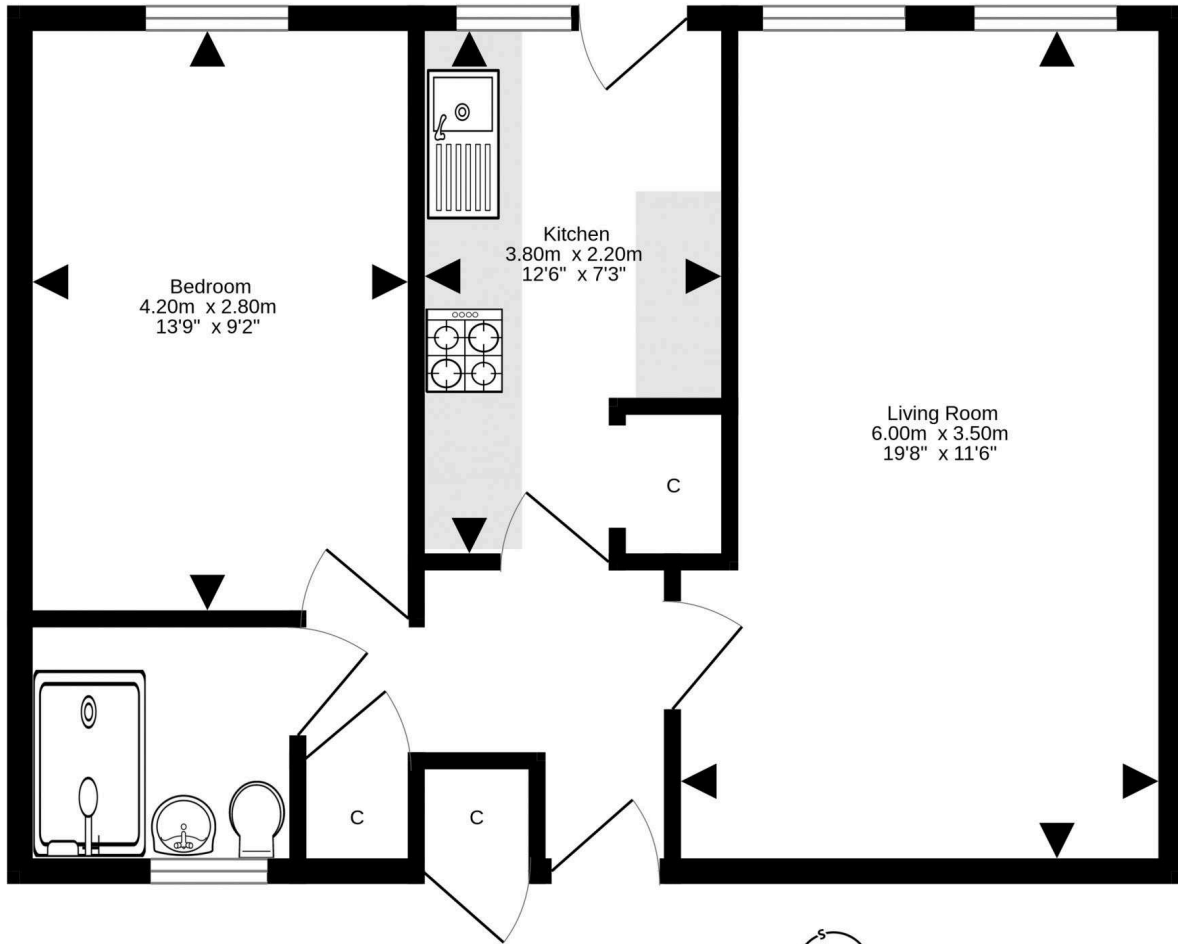
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### Home Report Valuation

£180,000

### EPC Rating

D



TOTAL FLOOR AREA : 48.6 sq.m. (523 sq.ft.) approx.  
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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