










Offers Over  
**£350,000**

## 6 Clufflat Brae

South Queensferry | Edinburgh | EH30 9YQ

A wonderful, detached family home in the ever popular village of South Queensferry. This property is marketed in true move in condition and would offer any growing family a wonderful home for the years to come. Quietly positioned within a cul-de-sac and local amenities freely available, early viewing is highly advised to appreciate the space on offer.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

Internally the spacious accommodation briefly comprises; Entrance vestibule with convenient storage leading to an inviting hallway with a WC off; formal dual aspect reception room offering a modern neutral décor, downlights, glass double doors for direct access to the rear garden and ample space for a dining table; contemporary fitted dining kitchen complete with an array of wall and base units, breakfast bar, separate area for a dining table or the current occupiers have this as an informal family area; off the kitchen is a handy utility room, also with rear door; to the upper level and you will find all the sleeping accommodation; to the front aspect is the principal bedroom complete with glass fronted built in wardrobes, views to the iconic Forth Bridges and a modern En Suite shower room; a generous second double bedroom offering a plush carpet floor covering, modern décor and built in wardrobes; two further well proportioned double bedrooms enjoying a mostly south facing sunny aspect & mirror fronted built in wardrobes; completing the accommodation is the crisp white three piece bathroom complete with built in vanity unit, thermostatic shower over the bath and glass shower screen.



## Extras

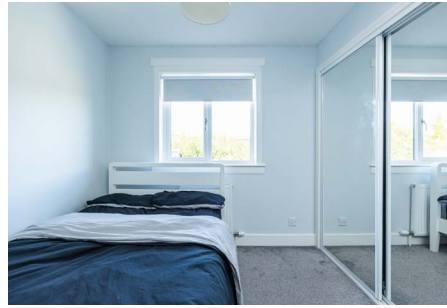
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

Quietly positioned on a good size plot the garden space is both pet and family friendly, with a southern open aspect to the rear, the enclosed garden is laid to a generous patio making this the ideal spot for outside entertaining, the remaining space is laid to a low maintenance artificial turf. To the front is a decorative lawn complete with a driveway suitable for two cars and an EV charger. To the end of the driveway is a private lock up garage. Further unrestricted parking bays are available on the street for visitors.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

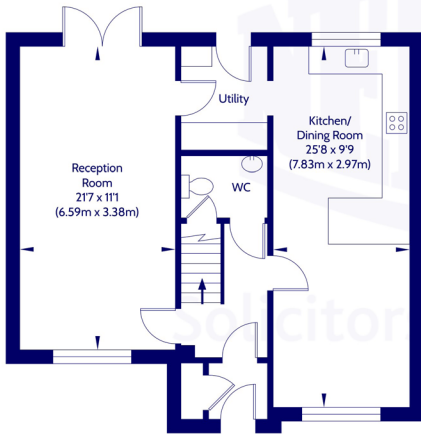
The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, restaurants, cafes & pubs. Highly regarded schooling is available from nursery to secondary level and for the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



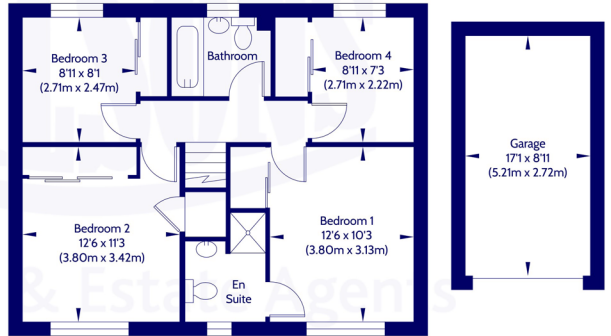
Approx. Internal Area 118.67 Sq M / 1278 Sq Ft.  
Not to scale. For identification only.  
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### Ground Floor



### First Floor



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.



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