



18 Scotstoun Park, South Queensferry EH30 9PQ

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Forming part of the Saltire Award Winning Estate, this deceptively spacious, light and airy two bedroom end terraced villa which is situated within the picturesque seaside town of South Queensferry. The property is close to many amenities, walking distance of reputable primary and secondary schooling, Dalmeny Railway Station and easy reach of the Queensferry Crossing. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Entrance porch.
- Reception hallway with storage cupboards.
- Living/dining room with French doors accessing the rear garden.
- Fitted kitchen with a range of wall and base units along with integrated appliances.
- Downstairs cloaks comprising WC and wash hand basin.
- Upper landing with a good sized box room, hatch to attic storage accessed by a pull down ladder.
- Double bedroom rear facing with built in wardrobe storage.
- Further rear facing double bedroom with built in storage.
- Bathroom presented as a shower room comprising WC, wash hand basin and corner shower cubicle. Cupboard housing the tank and some storage space.
- Gas central heating.
- Double glazing.
- Carport and garden to the front with garden and patio area to the rear.



Location

The historic seaside town of South Queensferry is situated on the south bank of the Firth of Forth, within easy reach of Edinburgh by road or rail. Indeed, the town is within comfortable commuting distance of Scotland's principal towns and cities via the central motorway network. Although now a sizeable community 'Queensferry' retains its village charm and individuality, epitomised by its narrow rambling main street and awe-inspiring views of the Queensferry Crossing, the Road and Rail bridges. There are all the usual banking and Post Office services, both primary and secondary schools and a wealth of shopping facilities ranging from delightful little galleries and speciality shops to a Tesco supermarket and a Marks & Spencer food outlet. In addition to sailing and water sports at the renowned Port Edgar Marina, several alternative sport and leisure options are available locally, including several golf courses and a leisure centre/ swimming pool offering a wide programme of activities for children and adults alike. The location is also popular with walkers, joggers, and cyclists with a number of off-road routes immediately available through the grounds of Dalmeny Estate and Hopetoun House, or via the old railway line/ cycle path.

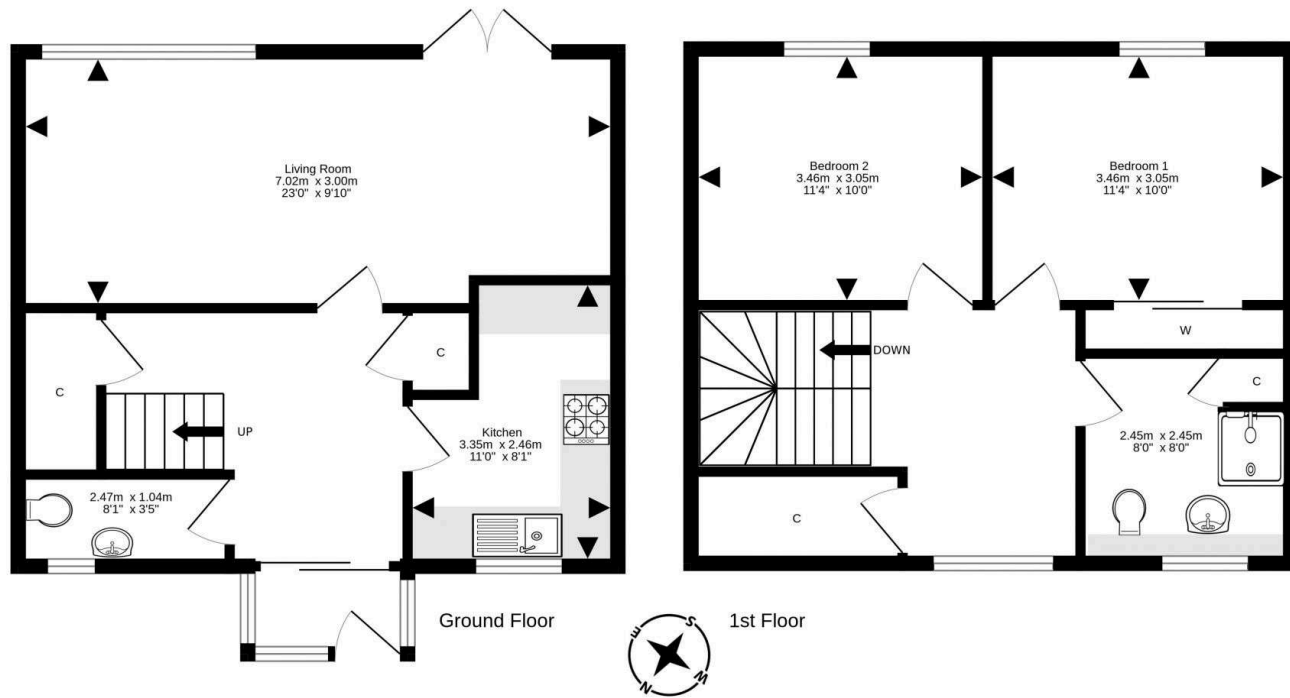
Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

