



14 Stewart Terrace
South Queensferry, EH30 9RL

CALL US ON 0131 447 4747

14 Stewart Terrace South Queensferry EH30 9RL

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Dual aspect living room with views of the Forth Road Bridge.
- Kitchen with door to back garden and large pantry cupboard.
- Two large double bedrooms.
- Additional single bedroom.
- Bathroom comprising bath with shower over, WC and wash-hand basin.
- Attic space.
- Private front garden.
- Private garden to the rear with paved area, large lawn, garden sheds and mature shrubs and trees.
- On-street parking.



GENERAL DESCRIPTION

Spacious mid-terraced villa located on a quiet residential street in the heart of South Queensferry. A short walk to the local High Street with fantastic local amenities, as well as being a great town for commuters. The property would benefit from a full renovation.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 0.8 MILES TO DALMENY TRAIN STATION.
AIRPORT: APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is a convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and the Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to the 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. One can also visit the excellent pubs, cafes, restaurants, and independent retailers. 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 House.

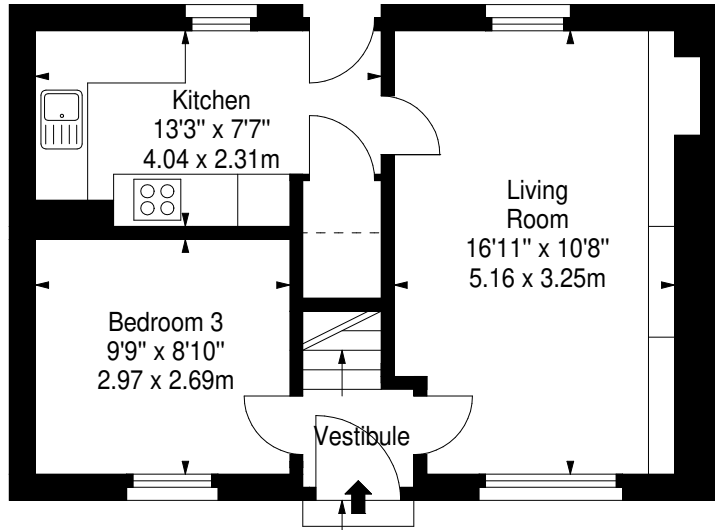
EXTRAS:
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE HOB, OVEN, COOKER-HOOD, FRIDGE, AND WASHING MACHINE.



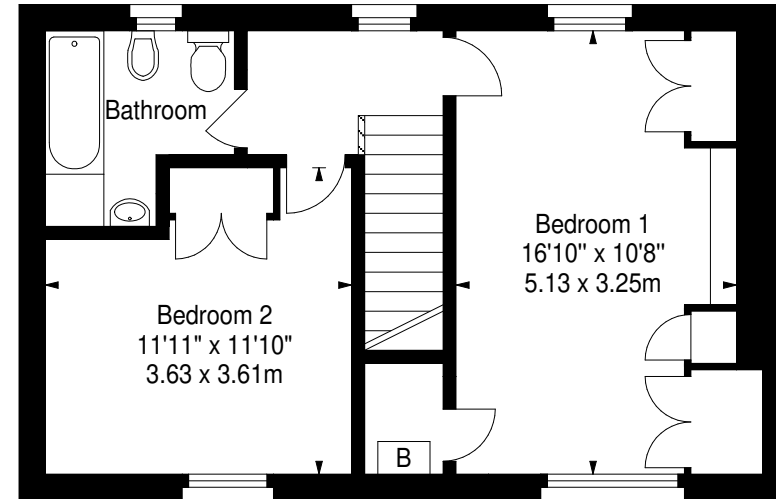
**Stewart Terrace,
South Queensferry,
Midlothian, EH30 9RL**



Approx. Gross Internal Area
877 Sq Ft - 81.47 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.