



Offers Over  
**£360,000**

## 11 Viewforth Road

South Queensferry | Edinburgh | EH30 9LY

Wonderful immaculately presented family home in the ever popular village of South Queensferry, offering private off street parking and gardens this property is sure to appeal to a wide variety of potential purchasers. South Queensferry has a bustling waterfront with all local amenities, excellent restaurants and transport links along with schooling for every age.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



## Description

Internally the accommodation, in brief, comprises; welcoming porch leading to a particularly bright spacious hallway with generous cloakroom and staircase; a front aspect reception room with a focal electric fire; clean and modern family bathroom with white 3 piece suite and electric shower over bath; large family friendly dining kitchen offering a range of fitted wall and base units, modern tiling to splash areas and spacious area for a formal dining table, off the kitchen is access to a conservatory with a pleasant aspect of the rear garden; on the ground floor you will also find a double bedroom, the space could also be a useful home office or separate child's play room. Hardwood flooring is installed throughout the ground floor; to the upper level is a beautiful spacious principal bedroom with convenient built in wardrobes and further access to additional storage; well proportioned further double bedroom with outstanding open views to the iconic Forth Rail Bridge and again benefitting from built in wardrobes, these give access to large floored and insulated comb and attic spaces; separating the rooms is a fully tiled shower room boasting underfloor heating, a crisp white two piece suite, vanity storage and walk in shower cubicle with rain shower head.



## Extras

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

## Gardens, Garage & Driveway

The property offers a private driveway for two vehicles which leads to a separate drive through garage/workshop, the garage has power, lighting, and electrically operated insulated Hormann garage door. The front garden is split into two areas, comprising a low maintenance lawn, and a rock garden with mature planting. The rear garden offers a safe enclosed area, mostly laid to lawn with a highly decorative border and fairy garden, in addition to this you will find a sunny patio area, ideal for outside entertaining. To the rear of the garage is a summer-room. The space is fully retractable to offer an additional sheltered seating area with light and power.

## Viewing

Please contact Neilsons on 0131 625 2222.



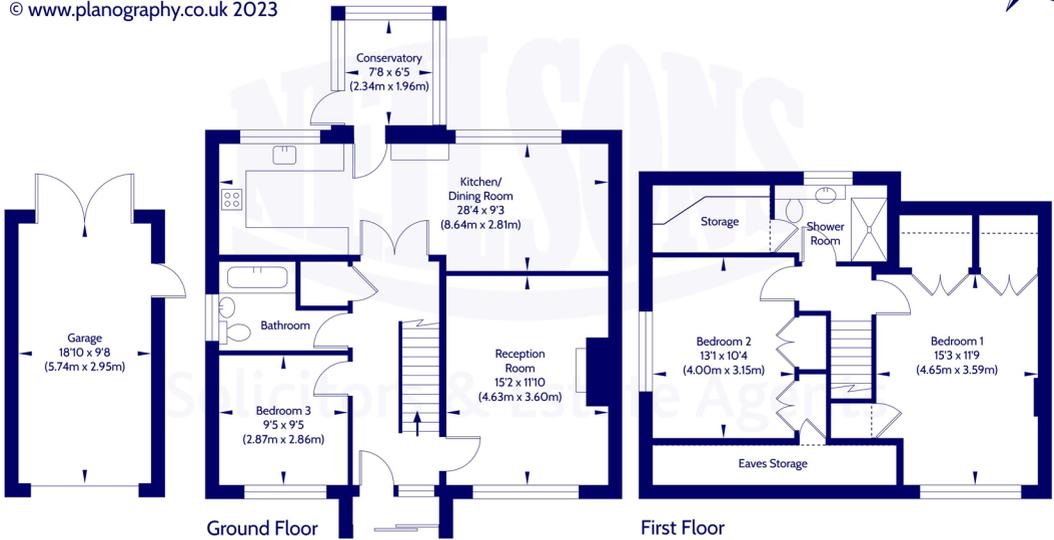


## Location

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 convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country 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. 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.



Approx. Internal Area 120.98 Sq M / 1302 Sq Ft.  
Not to scale. For identification only.  
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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.



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