



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**70 South Scotstoun**  
South Queensferry EH30 9YE

# 70 South Scotstoun

Situated in a quiet cul-de-sac in popular South Queensferry, this two bedroom end terraced villa offer beautifully presented accommodation, along with great outdoor spaces. The property is set back behind a neat lawned garden and driveway, with covered porch and external store. You enter into a bright hallway with sunny lounge/diner directly ahead. Passing by the kitchen, the lounge/diner enjoys a south facing aspect onto the rear garden, accessed from sliding patio doors. Furniture can be arranged around a feature fireplace with electric fire. Next door, is a well appointed modern kitchen, with range of appliances, including integrated slimline dishwasher and a under counter larder fridge (included in sale). Upstairs, are a double bedroom with built-in wardrobes, a single bedroom and a pristine three piece bathroom, fitted with over bath shower and glass screen. A partially floored loft space, allows additional storage space.

Extras: All fitted flooring, light fittings (excluding bathroom), curtains, blinds, kitchen appliances; including freezer in external store (excluding washing machine) and garden shed are included in sale

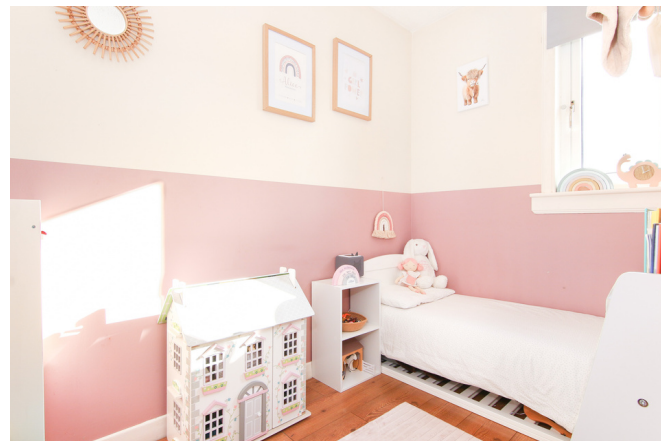


## Property Summary

- Front garden & private driveway
- External store
- Entrance hall
- South-facing lounge diner
- Modern kitchen
- Principal bedroom with built-in storage
- Single bedroom
- Stylish bathroom with shower-over-bath
- Enclosed low-maintenance rear garden with new shed
- Electric storage heating
- Double-glazed windows
- EPC Rating - D | Council Tax Band - B



Two bedroom end terraced villa with a south-facing lounge/diner with patio doors onto garden



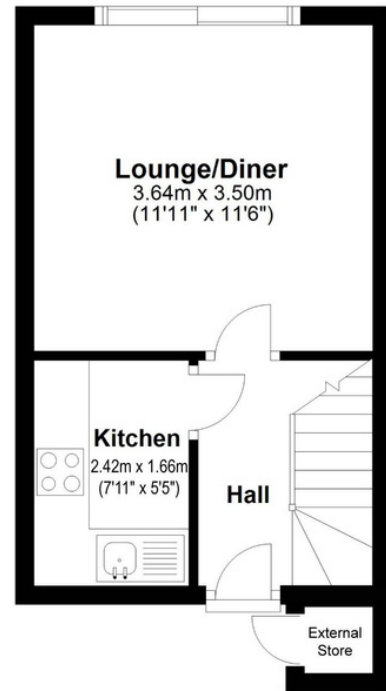
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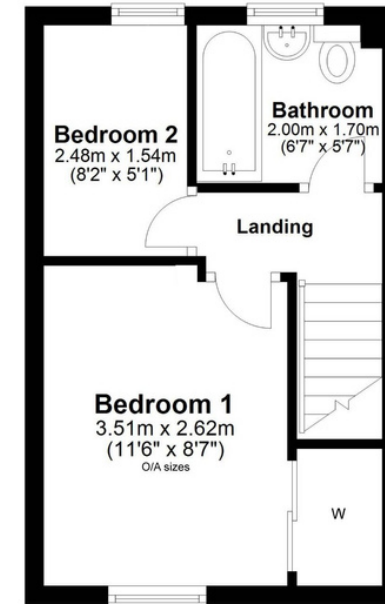
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### Ground Floor

Approx. 22.4 sq. metres (241.5 sq. feet)



### First Floor

Approx. 21.9 sq. metres (235.9 sq. feet)

Total area: approx. 44.3 sq. metres (477.3 sq. feet)



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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

## Location



The pretty historic coastal town of South Queensferry is situated on the south bank of the Firth of Forth. Edinburgh can be reached in as little as 10 minutes and, via the motorway network and the Forth Road Bridge, other parts of Central Scotland are easily commutable. Edinburgh Airport is also just a short drive away. Excellent local amenities can be found on the high street, including quaint little tea shops to chic bistro/bars. A large Tesco supermarket caters for all everyday needs. Schooling is excellent with both primary and secondary levels. Leisure facilities in the area include recreation centre with swimming pool, golf courses, a community centre, bowling green, library and the renowned Port Edgar Marina and Water Sports Centre. The local countryside has much to offer including parkland surrounding the historic stately homes of Hopetoun House and Dalmeny House plus a network of cycle and bridle paths and walkways, of which part is the John Muir Trail taking you to Crammond village. Edinburgh can be reached by road (A90) or rail – Dalmeny train station.