










Offers Over

**£159,995**

## 61 Morison Gardens

South Queensferry | EH30 9RJ

A rare opportunity has arisen to purchase this two bedroom lower villa, quietly located in the historic town of South Queensferry. Close to the local amenities and transport links, the property offers well proportioned rooms with stunning bridge views, private gardens and off street parking, and viewing is highly recommended.

-  2 public rooms
-  2 bedrooms
-  1 bathroom with separate WC
-  Private front and rear gardens  
Communal drying green
-  Driveway
-  EPC rating – C
-  Council tax band - B



## Description

Entering from a private front door, the accommodation briefly comprises entrance hallway with shelved cupboard, bright lounge with a gas fire and a fantastic view of the Forth Rail & Road Bridges, fitted kitchen also with Bridge views and with a range of wall and base units with coordinated worktops and tiled splashbacks, two double bedrooms, a conservatory accessed from bedroom 2, a bathroom with a shower over the bath and heated towel rail, and a separate WC.

The property further benefits from gas central heating and double glazing.





## Extras

All fixtures and fittings will be included in the sale along with the gas hob and double oven, fridge/freezer, washing machine, tumble dryer, freestanding wardrobes in bedroom 1, and the garden shed.

## Gardens and Parking

There is a gravelled front garden and to the rear are two areas of private garden, one with a patio area and the other being laid to lawn with shrubbery and decking. A driveway to the rear of the property provides off street parking and there is also unrestricted on street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





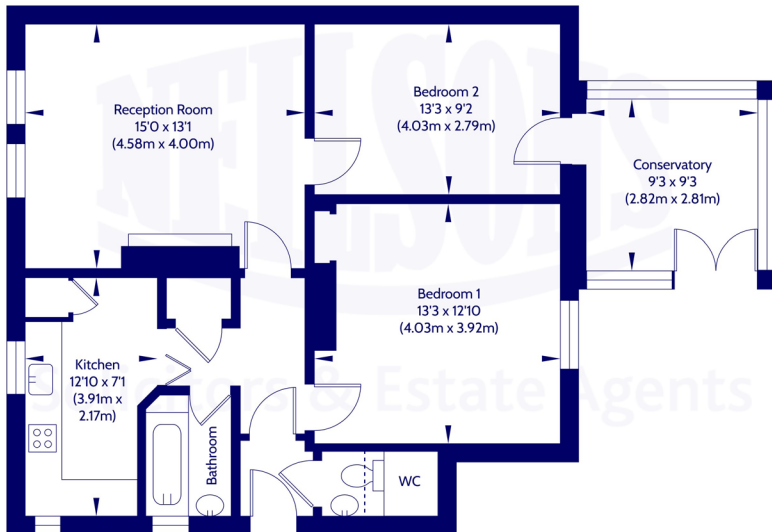
## Location

Morison Gardens is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and 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 Dalmeny and Hopetoun House.



Approx. Gross Internal Floor Area 77.32 Sq M / 832 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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