










Offers Over

£375,000

43 Inchcolm Terrace

South Queensferry | EH30 9NA

The impressive, well presented detached family home with sizeable private gardens, large summerhouse, driveway and garage is quietly positioned within a cul-de-sac setting in the sought after historic coastal town of South Queensferry, close to excellent amenities, reputable schooling and superb commuting links.

-  3 Bedroom
-  1 Public room
-  2 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – D
-  Council Tax Band - E



Description

Offered to the market in move-in condition, this property is sure to appeal to a wide variety of buyers seeking a fine home in a great location and merits internal viewing to be fully appreciated. Internally, the property comprises; welcoming hallway with under-stair cupboard. There is a delightful, particularly spacious dual aspect L-shaped lounge/diningroom with picture window to front with leafy backdrop and featuring a central fireplace housing the living flame gas fire. The contemporary, recently upgraded kitchen with outlook over the rear garden is fully integrated offering ample sleek grey wall and base units with built-in 5 ring Induction hob, separate built-in oven and microwave together with integrated appliances including fridge freezer and washing machine. A door provides direct access to the garden. A double bedroom is located to the front, fitted with built-in wardrobes with useful en-suite shower room. A carpeted staircase leads to the two further double bedrooms, both enjoying dual aspects and eaves storage. Built-in wardrobes are fitted in one of the rooms, with the other benefiting from free standing 'his and hers' wardrobes which can be included in the sale if desired. Lastly, the 4-piece family bathroom comprises of a white suite including bath and shower enclosure with mains shower. Further benefits include gas central heating with recently upgraded combi (approx. 2 years old) and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob and oven, integrated fridge freezer and washing machine. The free standing wardrobes in the upstairs bedroom can be included if desired.

Gardens and parking

There is a private garden located to the front of the property, laid to lawn with attractive borders with leafy aspect beyond providing a peaceful setting. The rear garden is of generous proportions and houses a summer house with power. The garage has been converted into a useful office/store, with the original garage door in place, should a buyer be keen to re-instate the garage to it's original form. Additional parking is available to the rear, with space for 2 cars.

Viewing

By appointment with Neilsons on 0131 625 2222.





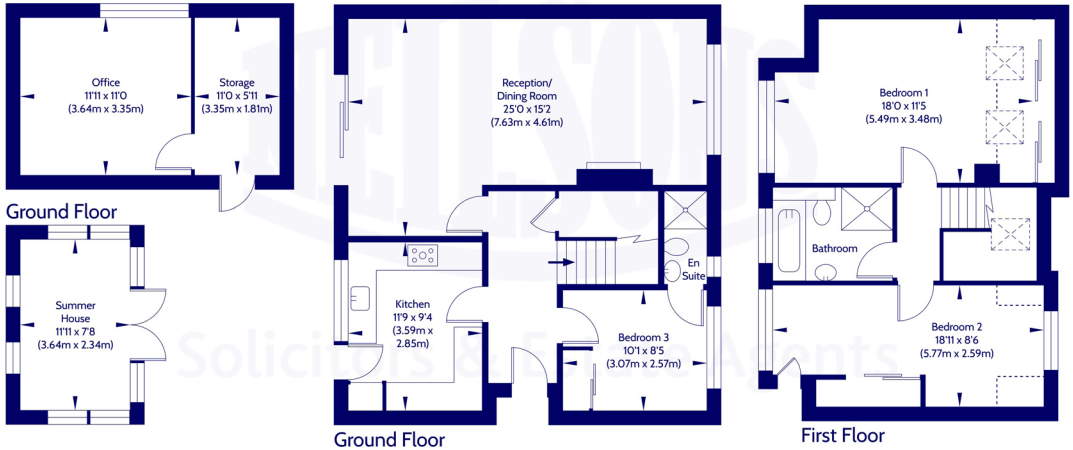
Location

The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, restaurants, cafes, bars and bistros. Highly regarded schooling is available from nursery to secondary level and for the commuter there is convenient access to the Forth Bridges, central motorway network 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. 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 Houses.





Approx. Gross Internal Floor Area 103.47 Sq M / 1114 Sq Ft.



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

