



Offers Over  
**£215,000**

## 2 Rosebery Avenue

South Queensferry | Edinburgh | EH30 9JB

Spacious mid terrace property, positioned on a generous plot in the ever popular South Queensferry. The property may benefit from a degree of modernisation, however would make an excellent family home. A great range of amenities are within walking distance, along with public transport links, schooling for all ages and access to the main motorway network.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – F
-  Council Tax Band – C



## Description

Stepping into the reception area, with a pleasant front aspect and ample space for freestanding furniture. Moving into the kitchen, with sleek wall and base units, complemented by a stylish wooden-style worktop, integrated appliances, while the inclusion of larger cupboards offers ample storage for culinary essentials. A small rear porch, complete with a coal cellar, adds practicality and great storage solutions. The bathroom features a convenient three-piece suite with an electric shower, providing comfort and convenience. Each bedroom offers a unique appeal, with the first two double bedrooms offering built-in storage, while the third bedroom, with its rear aspect, offers stunning views of the Forth Bridge, adding a picturesque backdrop.



## Extras

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

## Gardens and Parking

To the rear lies an expansive rear garden, boasting a lush lawn and bordered by hedgerows, creating a tranquil outdoor retreat while providing a safe outdoor area for both children and pets. The front garden is highly decorative with an area of lawn bordered with planting and hedgerow border for additional privacy. Ample on street parking is available for residents and visitors alike.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

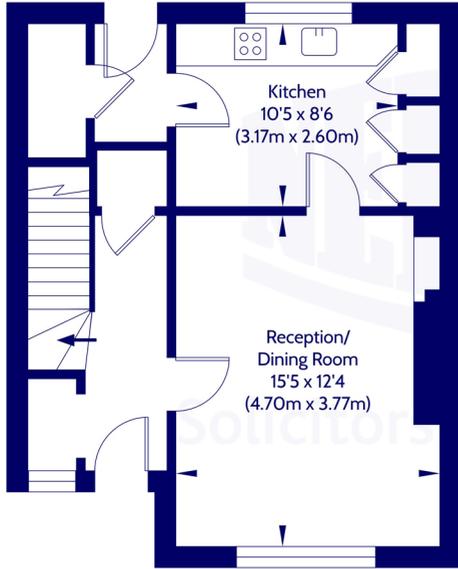
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and 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.



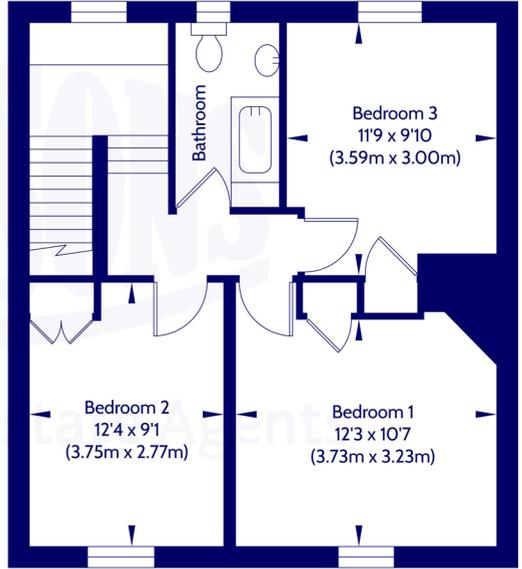
Approx. Internal Area 89.35 Sq M / 962 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

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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