



Solicitors & Estate Agents



Offers Over

£140,000

101 South Scotstoun

South Queensferry | Edinburgh | EH30 9YE

Inviting main door lower villa boasting a modern decor and a private garden. Nestled in a cul-de-sac, this beautifully maintained property offers a bright and airy living space. The property is a great opportunity for any first time buyer, professional or investor and early viewing is advised.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

Upon entering, you'll be greeted by an inviting entrance vestibule that seamlessly flows into the reception room, offering a pleasant front aspect view. A well-appointed internal hallway reveals two generous storage cupboards, ensuring ample space for belongings. To the rear, the kitchen awaits with its array of wall and base units, complemented by tiled splash areas and convenient rear access. The bedroom, positioned overlooking the serene garden, boasts a double size and comes equipped with built-in wardrobes for added convenience. Completing the accommodation is the sleek bathroom featuring a three-piece suite, including a thermostatic shower and glass screen.



Extras

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

Gardens and Parking

Outside, a sizable enclosed rear garden beckons, offering a large paved patio and a low-maintenance chipped area perfect for showcasing plant pots. The property further benefits from a private allocated parking space with further visitors parking available.

Viewing

Please contact Neilsons on 0131 625 2222.



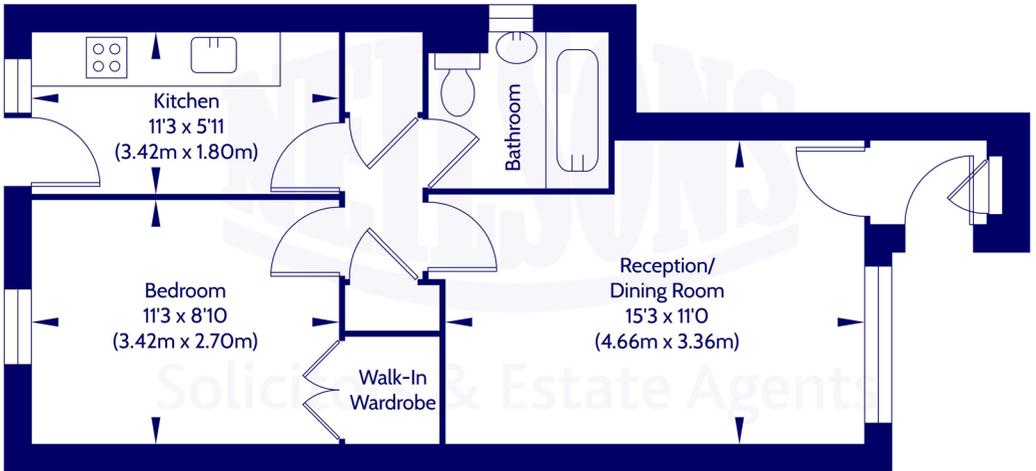


Location

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 fiveaside 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 Estates.



Approx. Gross Internal Floor Area 40.07 Sq M / 431 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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