









Offers Over
£295,000

13 West Terrace

South Queensferry | Edinburgh | EH30 9LL

Forming part of the historic Queensferry conservation area and providing delightful High Street views, this traditional main door double upper villa is a charming property and a great find on today's market.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Rear Gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

Accessed from the rear, the property welcomes you into an inviting entrance hallway. The light and spacious L-shaped lounge, complemented by a study area, showcases two front-facing windows that bathe the room in natural light. Ideal for hosting guests, the generously sized dining kitchen, adorned with French doors leading to the lounge, features an array of base and wall mounted units, accentuated by coordinating work surfaces and splashbacks, along with a range cooker and authentic Belfast sink. Completing this level is a sizable bathroom appointed with a three-piece suite. Ascending to the upper floor, you'll find the enchanting triple aspect principal bedroom, along with a second double bedroom and a Jack & Jill shower room. The accommodation is further enhanced by gas central heating, sash/case windows, and ample built-in storage, including attic space.



Extras

The property shall be sold with all fixtures, fittings, curtains, fitted floor coverings and integrated appliances. The washer/dryer and fridge freezer are also included.

Garden

Nestled at the rear of the property, a charming cottage-style garden, shared with one other, offers an idyllic retreat for unwinding with a good book or hosting summer barbecues.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

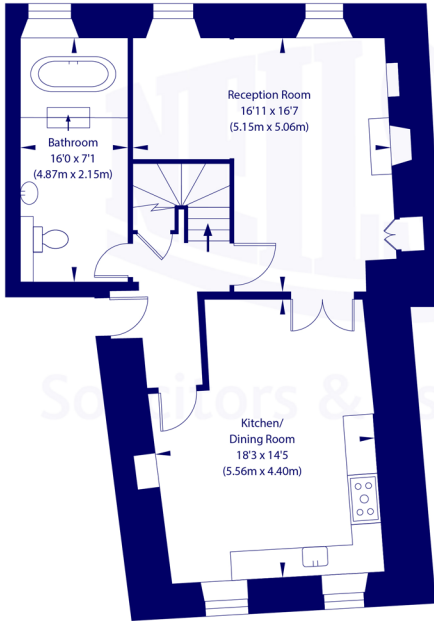
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to the heart of Edinburgh City Centre in approximately 20 minutes and a regular bus service. 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, Rugby club 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 at Port Edgar 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.



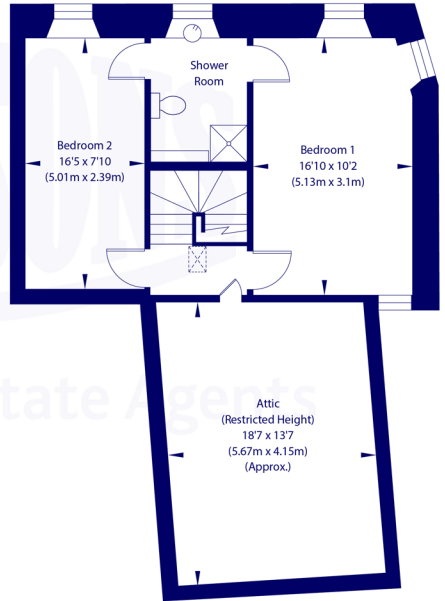
Approx. Gross Internal Area Excluding Attic
105.87 Sq M / 1140 Sq Ft.
Approx. Gross Internal Area of Attic
23.55 Sq M / 254 Sq Ft.
Not to scale. For identification only.
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First Floor



Second Floor



Scotia & State Agents

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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