



## 15 Forth Place, South Queensferry, EH30 9RY

### Description

Immaculately presented end terraced villa with an elevated position with pleasant views towards the Firth of Forth and Bridges. The property has private gardens to the front and rear as well as a garage and off street parking. The property has been completely overhauled including a new roof and was fully refurbished to a high standard throughout.

The accommodation comprises:

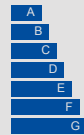
- Open plan kitchen / dining room fitted with a designer kitchen with modern Matt finish handleless units, solid worktops with inset stainless steel Franke sink and high end appliances including Samsung induction hob with extractor hood, electric fan oven, combination microwave oven, integrated fridge freezer and dishwasher
- Large utility cupboard plumbed for a washing machine and housing the Vaillant combi boiler
- Modern, luxurious bathroom fitted with wall board, Jacuzzi bath, wash basin with vanity unit, WC and separate large shower enclosure with main pressure shower
- Generous sitting room with oak flooring and sliding patio doors to the rear garden
- Bedroom two is well proportioned and has a window to the rear
- Spacious master bedroom with Jack and Jill ensuite, shower room with WC and wash basin with vanity unit
- Good sized third bedroom which also has access to the Jack and Jill en-suite



### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

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EPC RATING  
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### Outside & Gardens

The rear garden is tiered and has a large decked patio area and lawn above. It is fully enclosed by fencing making it secure and private. The front garden is mostly laid to lawn. There is off street parking with space for two cars and a single garage.

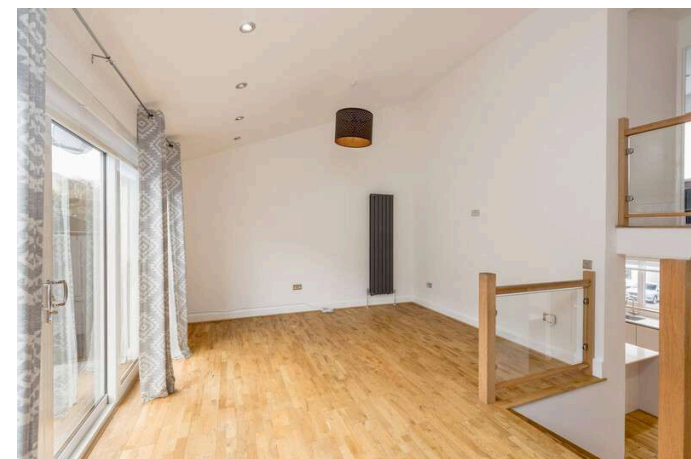
### Location

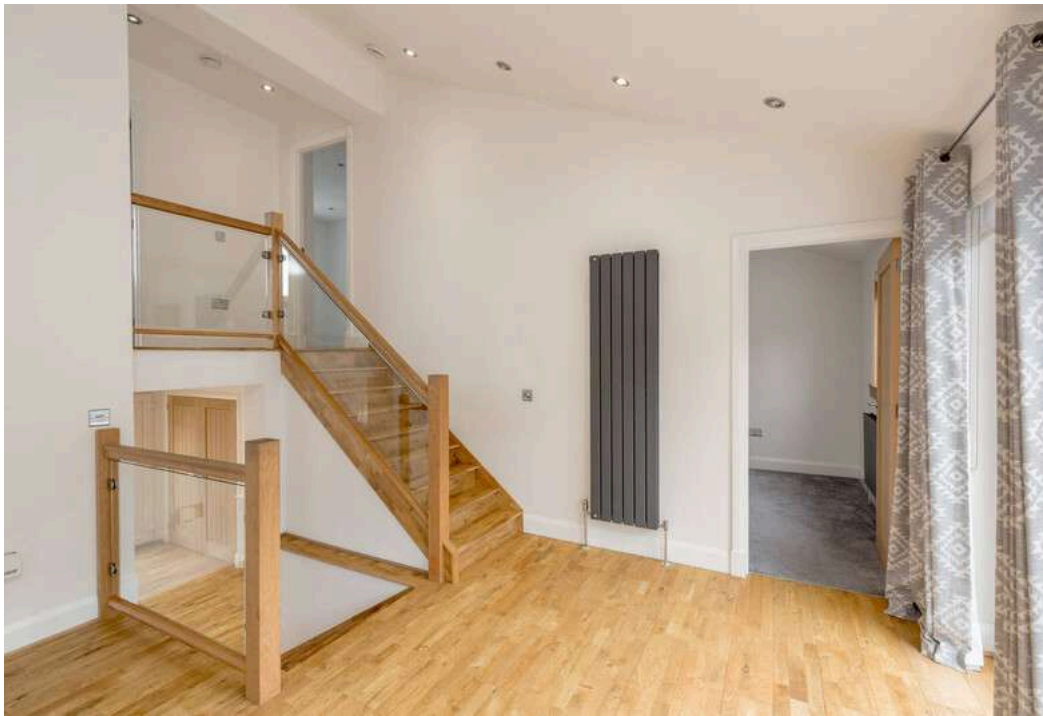
The property is situated in the historic burgh of South Queensferry on the south shore of the Firth of Forth. A number of local shops, bars, bistros and restaurants as well as a large Tesco Superstore can be found locally. There are both Primary and Secondary Schools in the village, as well as sport and medical facilities. There are convenient bus services to Edinburgh and Fife, and the burgh is served by Dalmeny Railway Station. There are excellent road links to all major routes.

### Extras

The fixed floor coverings, blinds, light fittings and integrated kitchen appliances are included in the sale.

Council Tax - Band D



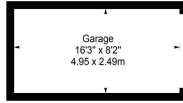




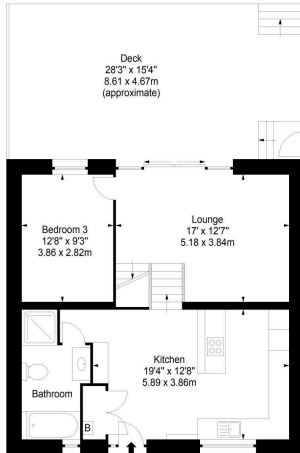
Forth Place,  
South Queensferry,  
Midlothian, EH30 9RY



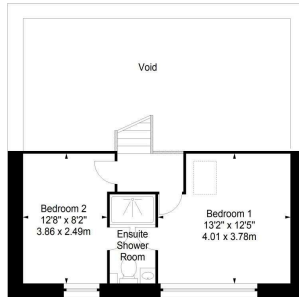
Approx. Gross Internal Area  
1034 Sq Ft - 96.06 Sq M  
Garage  
Approx. Gross Internal Area  
134 Sq Ft - 12.45 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
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