

5% deposit paid








Fixed Price

£519,995

Plot 20 'The Buchanan'

Forthview | South Queensferry | EH30 9NE

Forming part of the impressive Forthview development, by Ambassador Living, The Buchanan is a striking four bedroom semi detached villa featuring flexible accommodation arranged over three levels, perfect for the growing family. Boasting a stylish contemporary finish the property features a modern open living space, designer kitchen and high spec sanitary fittings from the award-winning designer RAK.

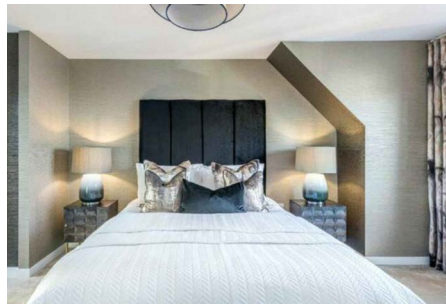
-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Driveway & electric car charging point
-  Private front and rear garden



Description

The ground floor briefly comprises: welcoming entrance hall with stair to the upper floors and convenient WC off, spacious front facing reception room with double doors leading through to an impressive open plan dining area which acts as an excellent entertaining space and has direct access to the south facing rear garden, designer kitchen which has been fitted with sleek modern units and a variety of high quality integrated appliances, chic soft close doors and under unit lighting, and utility room.

On the first floor there are three good sized bedrooms and attractive family bathroom, together with excellent built-in storage. Bedroom two features double fitted wardrobes and bedroom three offers the option to add built-in storage to suit the individual. Undoubtedly one of the standout features in this fantastic home is the generously proportioned master suite which occupies the entirety of the top floor and boasts fitted wardrobes and a private en-suite shower.



Gardens and Driveway

There is a private front garden and driveway to the front, together with a south facing garden to the rear. The property also benefits from an electric car charging point.

Viewing

By appointment through Neilsons (0131 625 2222).



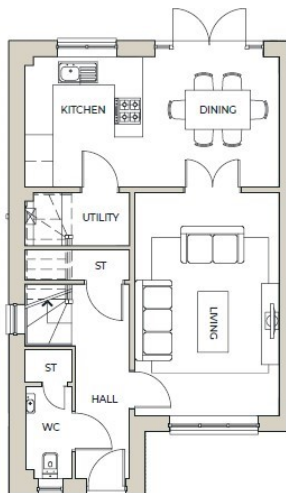


Location

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 Estates.

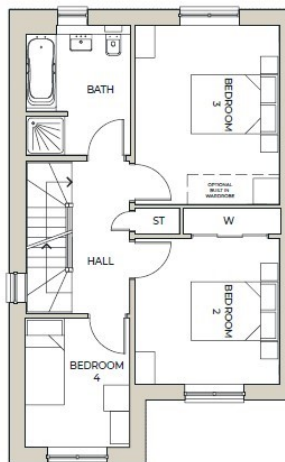
GROUND FLOOR

AREA	METRES	FEET
LIVING	3.31 x 5.14	10'10" x 16'10"
KITCHEN / DINING	5.85 x 3.00	19'2" x 9'10"
UTILITY	2.41 x 1.23	7'11" x 4'0"
WC	1.06 x 2.14	3'6" x 7'0"



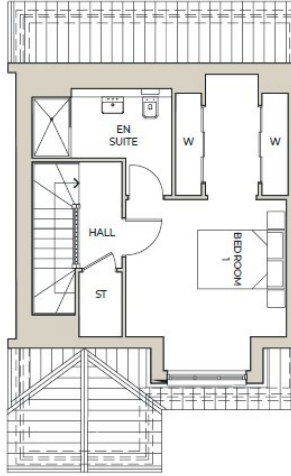
FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	3.32 x 3.36	10'11" x 11'0"
BEDROOM 3	3.31 x 4.12	10'11" x 13'5"
BEDROOM 4	2.41 x 2.98	7'11" x 9'9"
BATHROOM	2.41 x 2.99	7'11" x 9'10"



SECOND FLOOR

AREA	METRES	FEET
BEDROOM 1	3.69 x 3.16	12'1" x 10'5"
EN-SUITE	3.21 x 1.60	10'6" x 5'3"



SITE PLAN

THE VANTAGE APARTMENTS PLOTS 191A-D	BUCHANAN PLOTS 18, 19, 20, 21, 22, 23, 24, 25, 30, 31, 40, 41, 42, 43, 44	WATT & ARROL PLOTS 44, 47, 48-49
WALLACE PLOTS 4, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29	TAIT PLOTS 30, 31, 32, 33, 34, 35, 36, 37, 38, 39	CRAMOND PLOTS 42, 43, 44, 45, 46, 47, 48, 49, 50
DEWAR PLOTS 1, 2, 3	NEWTON PLOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29	STEVENSON PLOTS 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49
DALMENY PLOTS 8, 9, 10	MACKINTOSH PLOTS 12, 13, 14, 15, 16, 17, 18	HOPETOUN PLOTS 13, 14, 15
DUNDAS PLOTS 11		

This artist's impression does not show land contours and gradients, boundary treatments or landscaping and is not to scale. Please refer to Sales Consultant for specific details.

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] Plans and details are not to scale and all room sizes are approximate and may be subject to change
- [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] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.
- [4] Ambassador Living reserve the right to alter or amend any particulars without notice



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



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