






Fixed Price

**£599,995**

## Plot 17 'The Wallace'

Forthview | South Queensferry | EH30 9NE

Forming part of the prestigious Forthview development by Ambassador Living, The Wallace is a stunning four bedroom detached villa with integral garage, perfect for modern family living. Offering generous accommodation and luxurious finishings, the property features a spacious reception room, open plan family/dining/kitchen and bathrooms with designer sanitary fittings from the award-winning RAK.

-  4 bedrooms
-  2 public rooms
-  3 bathrooms
-  Integral garage and driveway
-  Private front and rear gardens



## Description

The ground floor briefly comprises: welcoming entrance hall with convenient WC off, spacious reception room with glazed double doors leading to a fantastic open plan family / dining / kitchen area with a social cooking peninsula, high quality units and integrated appliances, French doors opening onto the rear garden, plus a utility room with direct access to the garage.

On the first floor there are four double bedrooms and a four piece family bathroom. Bedrooms one and two boast designer en-suite shower rooms, with the principal bedroom also having the benefit of a walk in dressing room. Bedroom two has a double fitted wardrobe with bedrooms three and four having space for optional fitted wardrobes. The family bathroom benefits from the same luxury sanitaryware as the en-suites and features a separate shower cubicle.



## Gardens and Garage

There are private gardens to the front and rear plus a driveway and integral garage which can be accessed from the utility room. 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.



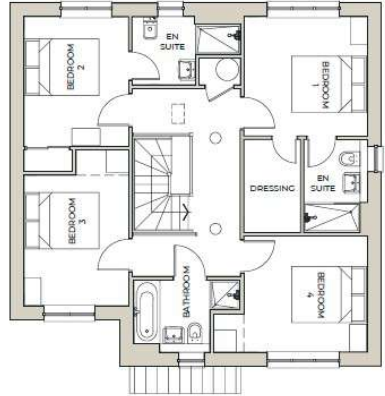
# GROUND FLOOR

AREA	METRES	FEET
LIVING	3.49 x 5.75	11'5" x 18'10"
KITCHEN / DINING	6.29 x 3.06	20'8" x 10'1"
UTILITY	2.78 x 1.67	9'1" x 5'6"
WC	1.16 x 2.19	3'10" x 7'2"
GARAGE	2.75 x 5.90	9'0" x 19'5"



# FIRST FLOOR

AREA	METRES	FEET
BEDROOM 1	3.30 x 3.18	10'10" x 10'6"
EN-SUITE	1.70 x 2.48	5'7" x 8'2"
BEDROOM 2	2.79 x 3.46	9'2" x 11'4"
EN-SUITE	1.69 x 1.82	5'7" x 5'11"
BEDROOM 3	2.79 x 3.48	9'2" x 11'5"
BEDROOM 4	3.30 x 3.10	10'10" x 10'2"
BATHROOM	2.03 x 1.93	6'8" x 6'4"



## SITE PLAN

THE VANTAGE APARTMENTS FLOORS 10/15A	BUCHANAN FLOORS 16, 18, 22, 23, 24, 25, 30, 31, 40, 41, 42, 43, 44	WATT & ARROL FLOORS 44, 47, 48, 49
WALLACE FLOORS 6, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19	TAIT FLOORS 20, 21, 26, 27, 28, 29	CRUMOND FLOORS 42, 43, 44, 45, 100, 108, 109
DEWAR FLOOR 4, 4	NEWTON FLOORS 6, 7, 12, 14, 17, 18, 19, 20, 104, 105, 106	STEVENSON FLOORS 6, 7, 12, 14, 17, 18, 19, 20, 104, 105, 106, 107
DALMENY FLOORS 8, 10, 11	MACKINTOSH FLOORS 12, 13, 14, 15, 19	HOPETOUN FLOOR 13, 8
DUNDAS FLOOR 12		

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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