










Fixed Price

£145,000

32 Farquhar Terrace

South Queensferry | Edinburgh | EH30 9RW

A fantastic opportunity has arisen to acquire this well-proportioned two bedroom main door upper villa situated in a quiet residential pocket of South Queensferry. Close to amenities and excellent transport links, this property makes for an ideal first-time or investment purchase.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The main door welcomes you through to an internal staircase and hallway. To the front, a sunlit south-facing reception room, boasting a focal fireplace and ample space for furnishing, the fitted kitchen awaits, adorned with a range of wall and base units, a tiled floor, and essential free-standing white goods. Two double bedrooms, both offering tranquil views of the rear garden and the lush woodland beyond. The principal bedroom enhances comfort with its in-built storage solution. Completing this accommodation, a fully tiled bathroom awaits, featuring a white three-piece suite complemented by the convenience of an electric shower over the bath.



Extras

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

Gardens & Parking

To the rear is a private garden with an expansive lawn, workshop with the benefit of power and lighting, shed and greenhouse. For the car owner ample unrestricted on street parking is available.

Viewing

Please contact Neilsons on 0131 625 2222.



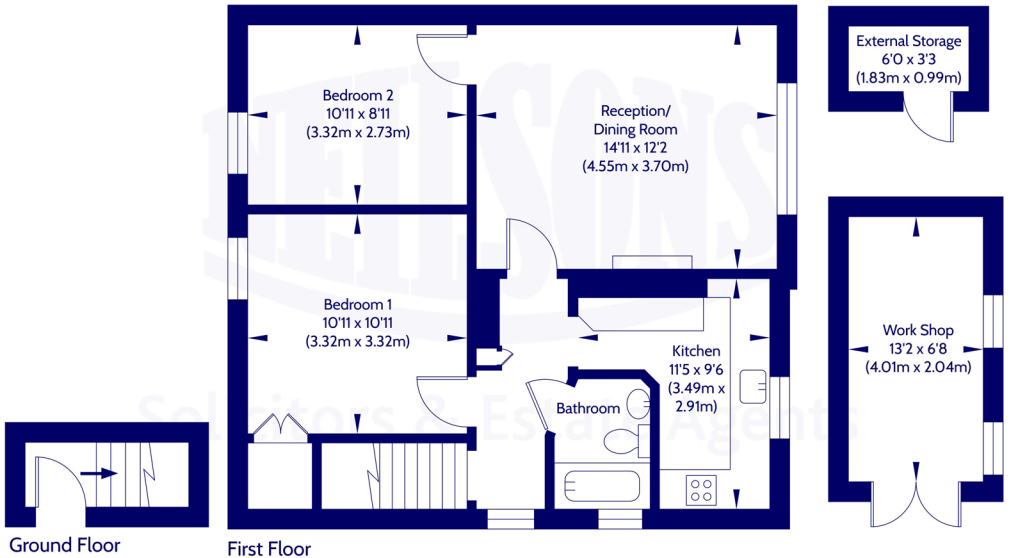


Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, 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.



Approx. Gross Internal Floor Area 59.4 Sq M / 639 Sq Ft.



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.



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