










Offers Over

£295,000

24 Springfield Lea

South Queensferry | EH30 9XD

A fantastic opportunity has arisen to acquire this stunning and well-proportioned three bedroom semi-detached villa quietly positioned within a cul-de-sac setting in the ever-popular town of South Queensferry. Boasting picturesque views of The Forth Bridges while being close to excellent amenities and transport links, the property will undoubtedly appeal to a multitude of buyers including couples and growing families. Early viewing suggested.

-  3 beds
-  2 public
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in a true walk-in condition while briefly comprising of; welcoming entrance hallway with lovely tiled flooring, bright and airy lounge with a feature wooden paneled wall, modern fully-fitted kitchen/diner with a range of integrated white goods, under-unit and kickboard lighting and a sizable understairs storage cupboard while being finished with stylish Sea Foam gloss units and a beautiful Quartz worktop, sunroom with a dual-aspect outlook and French doors to the garden, fully-tiled two-piece W/C, landing with a gorgeous glass banister and access to the partially-floored attic, two generously sized double bedrooms both with integrated wardrobes with sliding mirrored doors as well as ample room for freestanding furniture while the front room offers amazing views of The Forth Road and Forth Rail Bridge, single bedroom with an over stairs cupboard and optional use as a home office/study, and a contemporary family bathroom suite with a walk-in rainfall shower and heated towel rail.



Further benefits include real wooden flooring, a security intruder alarm system with key fob entry, gas central heating and double glazing throughout.

Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies a private front garden laid mostly to lawn with a monoblock driveway with space for up to two cars for off-street parking. The lovely rear garden is made-up of split-level wooden decking areas while offering picturesque views of The Queensferry Crossing and benefiting from a side access gate and outdoor tap.

Viewing

By appointment through Neilsons 0131 625 2222.





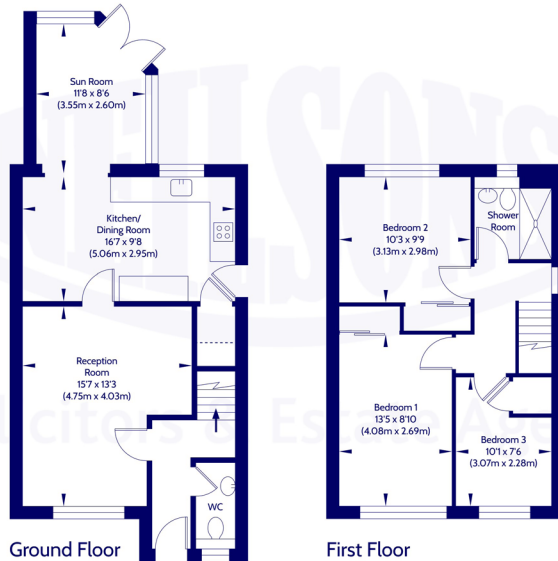
Location

The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, restaurants, cafes & pubs. Highly regarded schooling is available from nursery to secondary level and for the commuter there is convenient access to the Forth Bridges, central motorway network 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. 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 Houses.





Approx. Gross Internal Floor Area 89.92 Sq M / 968 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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