










Offers Over

**£230,000**

## 86 Atheling Grove

South Queensferry | EH30 9PG

A fantastic opportunity has arisen to purchase this impressive, truly stunning end-terraced villa with extensive private garden, forming part of an established, much sought after residential area of South Queensferry. The property is presented to the market in move in condition and would undoubtedly appeal to first time buyers, professionals and families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Front and South facing rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

In brief the accommodation comprises; welcoming entrance hallway with useful under stair utility cupboard, stylish fitted kitchen with a range of base and wall mounted units and integrated appliances, open plan light and airy dual aspect reception/dining room with door accessing rear garden, well proportioned principle bedroom with a westerly outlook and plush carpet with space for freestanding furniture, good sized second double bedroom, single third bedroom which could be utilised as a nursery, home office or walk in dressing room, and contemporary shower room with feature tiling, two piece white suite and shower cubicle. Further benefits include gas central heating and double glazing.



## Extras

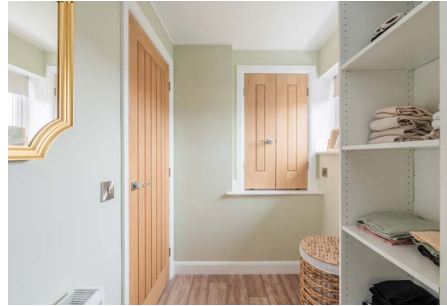
All fitted floor coverings will be included in the sale together with the hob, oven, integrated dishwasher, integrated fridge/freezer and washing machine.

## Gardens & Parking

A great feature of the property is the perfectly landscaped gardens, to the rear, there is an ample patio area with high quality slate, manicured lawn area with complete privacy via a half height wall and fencing with side gate and is south facing. Parking is freely available in the vicinity of the property for residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

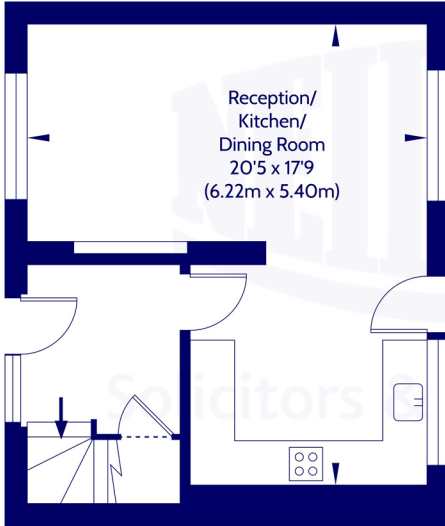
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and 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.



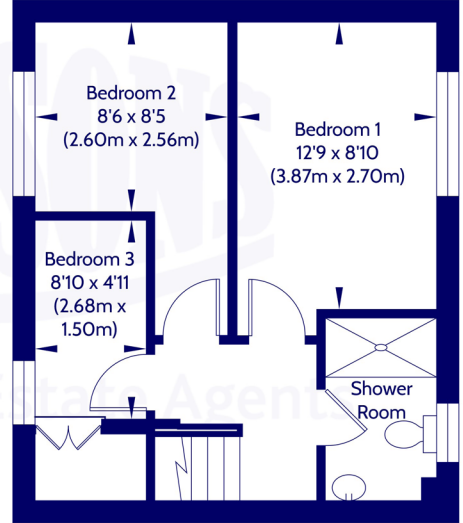


Approx. Gross Internal Floor Area 69.28 Sq M / 746 Sq Ft.

Ground Floor



First Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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