










Offers Over  
**£205,000**

## 5 William Black Place

South Queensferry | EH30 9PZ

This delightful, generously proportioned terraced villa with private gardens to the front and rear is quietly positioned within the picturesque town of South Queensferry, within easy reach of excellent amenities, reputable schooling and transport links including the nearby Dalmeny Train Station.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



virtually staged by HOMELi

## Description

The light and modern interior shall undoubtedly appeal to the first time buyer/couple, rental investor or young families seeking a fine home in an excellent location and merits internal viewing to be fully appreciated. In move-in condition, the stylish accommodation comprises; entrance hallway with carpeted staircase leading to the upper floor. There is a bright and spacious, front-facing lounge, a sizeable kitchen/diningroom, fitted with a range of wall and base units with built-in electric hob, oven and hood. Opening to the dining area with door leading to the rear garden. Upstairs leads to the two double bedrooms together with the recently upgraded bathroom, fully tiled and fitted with a contemporary white suite with WC, wash hand basin set with vanity unit and bath with luxury Rainfall shower over. A further staircase leads to a fantastic fully floored attic room with two Velux windows and built-in wardrobes with plenty of eaves storage. Further benefits include double glazing and gas central heating with combi boiler.



virtually staged by HOMELi



virtually staged by HOMELi

*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*

## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood.

## Gardens and parking

There property benefits from private gardens to the front and rear and ample unrestricted parking is available to the front.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

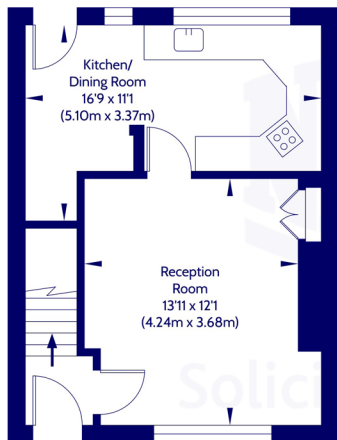
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and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

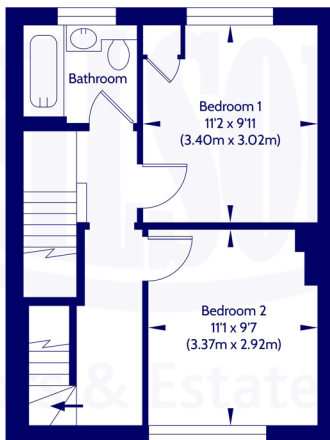




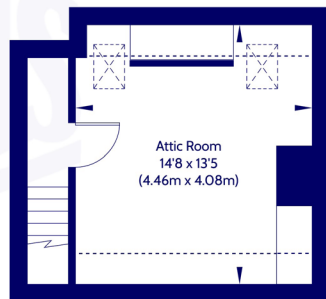
Approx. Gross Internal Floor Area 85.4 Sq M / 919 Sq Ft.



Ground Floor



First Floor



Second Floor

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.



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



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