










Offers Over
£150,000

10 Vennel

South Queensferry | Edinburgh | EH30 9HT

This charming traditional main door flat is situated within the heart of the historic seaside town of South Queensferry and is well placed for commuting to Edinburgh & Fife. This lovely wee home would make an ideal purchase for first time buyers, retiree or holiday/buy to let investor.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street and Residents Parking
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

Internally the accommodation comprises, Main door entrance to vestibule leading to an open plan reception with a pleasant front aspect towards the quaint walled garden, the space also presents a focal fireplace and open plan kitchen offering ample wall and base units, integrated dishwasher, hob, oven and hood. The generous double bedroom is to the rear and benefits from two spacious storage cupboards. The shower room comprises a white two piece suite and walk in cubicle housing a thermostatic shower and the room is finished with full wet wall acrylic panels and heated chrome towel rail.



Extras

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

Gardens and Parking

To the rear via a secure gated entrance is a shared garden with delightful mature trees and shrubbery along with a decked area, an ideal spot for rest and relaxing. On street parking is available outside the property.

Opposite the property is also a walled garden for a further outdoor retreat.

Viewing

Please contact Neilsons on 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 44.2 Sq M / 476 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

