










Offers Over  
**£290,000**

## 25 Killiecrankie Path

South Queensferry | Edinburgh | EH30 9AE

A superb end of terrace modern house, quietly located in the historic coastal town of South Queensferry and yet close to superb commuter links and amenities.

Benefitting from beautifully presented accommodation and a professionally landscaped garden, this delightful home offers an ideal opportunity for those looking to take a first step on to the property ladder or for those looking to downsize. Early viewing is strongly advised.

-  3 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Private garden
-  Allocated parking
-  EPC Rating – C
-  Council Tax Band – E



## Description

Killiecrankie Path is a smart terrace of attractive modern houses, with this bright end of terrace house briefly comprising: entrance hallway with useful built-in storage, spacious reception room with ample space for both living and dining furniture and French doors opening to the garden, modern fitted kitchen with integrated oven, hob, hood, dishwasher and fridge freezer. Downstairs cloakroom/wc with white suite and large laundry closet with plumbing for a washing machine. Stairs to the first floor landing with hatch and Ramsay ladder to a part floored loft. Principal bedroom to the front with walk-in wardrobe, second double bedroom to the rear and 3rd single bedroom (currently in use as an ideal home office) with built-in storage. A family bathroom with window to the side of the house, fitted with a white suite and over bath shower completes the accommodation. Benefits on offer include full modern double glazing and gas central heating from a combi boiler with full service history.



## Extras

The integrated dishwasher, oven, hob, cooker hood and fridge freezer are to be included in the sale along with all fitted floor coverings, light fittings and the garden shed.

## Gardens and Parking

A particular feature of the home is the attractively landscaped rear garden which offers the ideal spot for relaxing or al fresco dining during the warmer months. There are lawn and patio areas and a pathway leading to the rear gate offering direct access to the parking spaces. The large timber shed offering ideal storage for bikes, garden equipment and furniture is included in the sale. Two allocated parking spaces are provided to the rear of the property within a residents' carpark.

## Viewing

Please contact Neilsons on 0131 625 2222





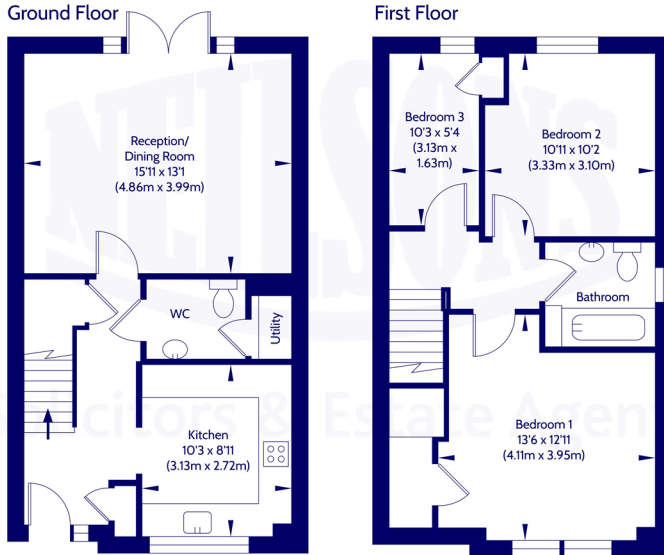
## Location

Lying on the southern shores of the Firth of Forth, the historic town of South Queensferry is the famous home of Scotland's iconic Forth Bridges. This charming town offers a vibrant high street with a good selection of local shops and services with a Tesco supermarket also available within walking distance of this property. Killiecrankie Path forms part of an attractive residential development with no through traffic, conveniently placed within easy walking distance of the local train station at Dalmeny which offers a quick link Edinburgh city centre and beyond. By car, the bypass, Edinburgh International Airport and the central motorway network are all within easy reach, making South Queensferry the ideal location for commuters. The area has long been popular with families thanks to an excellent array of local amenities and attractions along with highly regarded schools from nursery to secondary level.





Approx. Gross Internal Floor Area 84.64 Sq M / 911 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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