










Fixed Price

**£385,000**

## 9 Thomson Place

South Queensferry | EH30 9BG

A beautifully presented, three bedroom detached villa, forming part of a modern development in the popular town of South Queensferry. Situated close to local amenities and transport links, the property offers well proportioned accommodation and would make a fantastic family home, with viewing being highly recommended to truly appreciate the accommodation on offer.

-  2 public rooms
-  3 bedrooms
-  2 bathrooms
-  Front and rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band - E



## Description

In true move in condition, the property is laid out over two levels and you enter a welcoming hallway with a handy WC. Straight ahead is the light and airy lounge/ dining room with doors to the garden. A glazed door leads through to the modern kitchen with a range of sleek grey wall and base units with co-ordinated worktops, integrated appliances, a door to the side, and open plan to this is the family room.

Upstairs there is a naturally lit landing, three double bedrooms all with built in wardrobes, a stylish en-suite shower room to the principal bedroom, and a family bathroom. There is a floored attic with light, accessed via a Ramsay ladder, providing further storage space.

The property also benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the blinds, curtains, gas hob and electric oven, and integrated dishwasher, washing machine and fridge/freezer

## Gardens and Parking

A neat front garden welcomes you to the property and to the rear is a fully enclosed rear garden, laid to lawn with a patio area, offering an ideal space for outdoor dining in the warmer months and a safe place for children and pets to play. A driveway provides off street parking and on street parking is also available.

## Factoring

The common garden grounds in the development are maintained by Spiers Gumley at a cost of approximately £8 per month.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

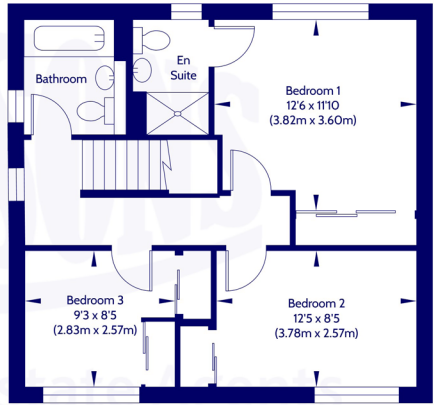
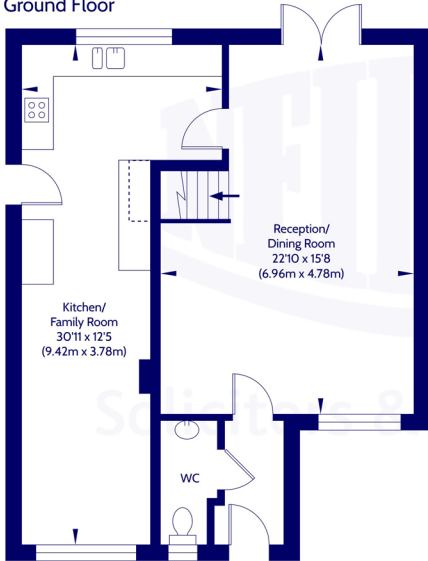
Thomson Place is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the 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 Dalmeny and Hopetoun House.





Approx. Gross Internal Floor Area 114.83 Sq M / 1236 Sq Ft.

Ground Floor



First 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.



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