










Fixed Price

£350,000

46 Society Road

South Queensferry | EH30 9RX

A fantastic opportunity has arisen to purchase this well presented four bedroom detached villa, quietly situated in the picturesque town of South Queensferry. Offering well proportioned accommodation and located close to local amenities, transport links and schooling, this property is in true move in condition and would make a superb family home, with viewing being highly recommended.

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



Description

The property is laid out over two levels with an entrance vestibule welcoming you and leading to a bright and airy lounge with stairs to the upper level. Glazed doors lead through to the dining room and this is open plan to the kitchen which has a range of white wall and base units with co-ordinated worktops, subway style splashback tiling and a door to the side. There is a good size conservatory offering an ideal space for both relaxing and entertaining. Off the kitchen is a useful utility room with storage and a handy WC, plus bedroom 4 which would also make an ideal working from home space.

Moving upstairs there is a naturally lit landing with storage, three double bedrooms, two of which have built in mirrored wardrobes, an en-suite shower room to bedroom one, and a further stylish shower room with a white suite and large walk in shower cubicle. An attic provides additional storage.

The property also benefits from gas central heating (new boiler fitted in July 2024) and double glazing.



Extras

The 5 ring gas hob and double electric oven, blinds, the wardrobes in three of the bedrooms (please note two of which are attached to the wall), and two garden sheds will all be included in the sale.

Gardens and Parking

To the front there is a gravelled garden and to the rear is a fully enclosed garden, laid to lawn with a patio area and decking, 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 grassed common area is maintained by Ross & Liddell at a cost of approximately £17 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





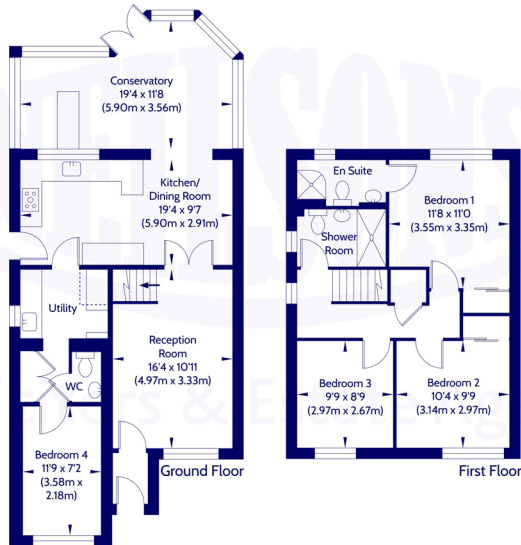
Location

Society Road 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 120.5 Sq M / 1297 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.



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



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