



13 Springfield Terrace, South Queensferry, EH30 9XF



## Welcome

Welcome to Springfield Terrace, this delightful one bedroom terraced bungalow offers bright and spacious accommodation with private gardens to the front and to the rear along with a driveway and further on street parking available. The property is ideally located in a popular residential area close to many local amenities and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with two storage cupboards.
- Rear facing living room with a box room/study off.
- Fully fitted kitchen with a range of wall and base units, door accesses the rear garden.
- Double bedroom rear facing.
- Shower room comprising WC, wash hand basin and corner cubicle.
- Gas central heating.
- Double glazing.
- Gardens to the front with a driveway, enclosed garden to the rear.
- On street parking available.



## South Queensferry

The historic Royal Burgh of South Queensferry is located on the southern shore of the Firth of Forth, within easy reach of Edinburgh City Centre by road or rail. Although now a sizeable community it still retains a village charm and individuality, with its narrow rambling main street and inspiring views of the Queensferry Crossing, the Road and Rail bridges. There are all the usual banking and Post Office services, both primary and secondary schools and a wealth of shopping facilities ranging from delightful little galleries and speciality shops to a Tesco supermarket and a Marks & Spencer food outlet. In addition to sailing and water sports at Port Edgar Marina, a number of alternative sport and leisure options are available locally, including several golf courses and a leisure centre/swimming pool offering a wide programme of activities for children and adults alike. The location is also popular with walkers, joggers and cyclists with a number of off road routes immediately available through the grounds of Dalmeny Estate and Hopetoun House, or via the old railway line/cycle path. The area also boasts a number of fine restaurants, including the famous Hawes Inn.

## Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included in the sale.



# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

## Property Hub:

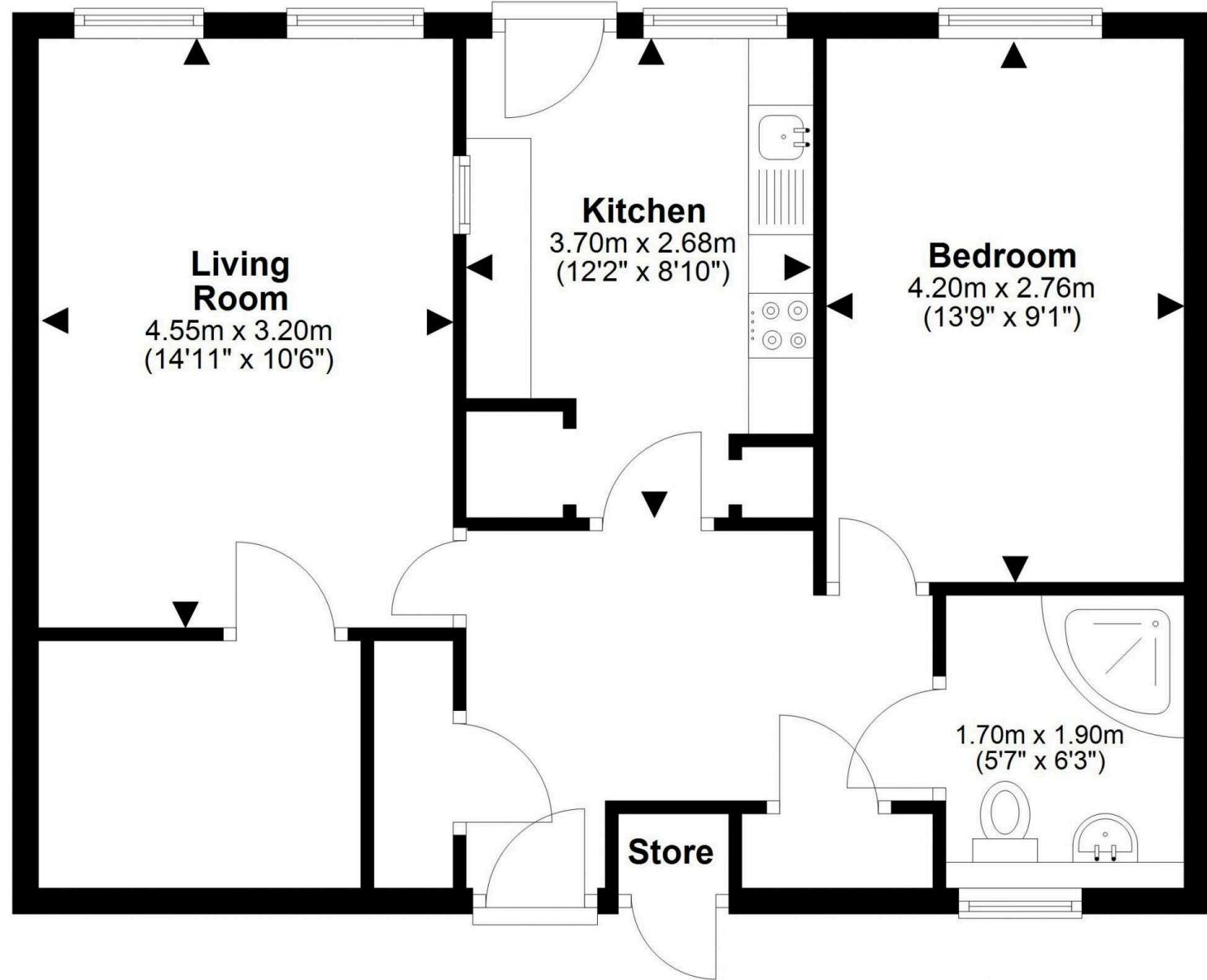
25-27 High Street, Dalkeith  
EH22 1JB

## Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

**Disclaimer:** Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



## Ground Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

