

6 Almond Grove

SOUTH QUEENSFERRY, EDINBURGH, EH30 9QN



*Excellent three bedroom house located in
a popular pocket of South Queensferry*



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An excellent opportunity has arisen to acquire this fantastic three-bedroom terraced house located in a popular pocket of South Queensferry, making for an ideal family home. Early viewing is highly recommended.

THE LOUNGE/DINER



Internally, this accommodation is in superb decorative order, while briefly consisting of an entrance hallway with a large cloak cupboard, a bright and spacious open plan lounge/diner leading into the fully-fitted partially-tiled kitchen.



THE KITCHEN



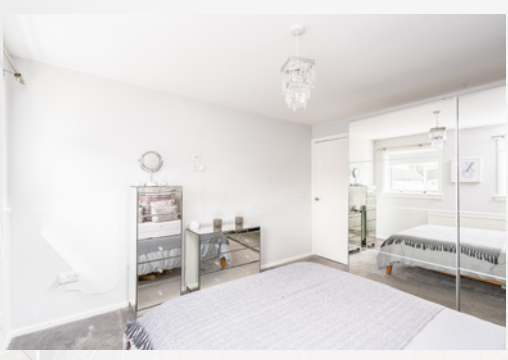
The kitchen benefits from an integrated 4-hob, oven and extractor hood as well as appliances such as the fridge-freezer and washing machine.





On the first floor, there are two large double bedrooms and a single all offering ample space for freestanding furniture as well as different configurations.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE SHOWER ROOM



The internal layout is complete with a partially-tiled two-piece bathroom suite with a walk-in shower cubicle and a heated towel rail.

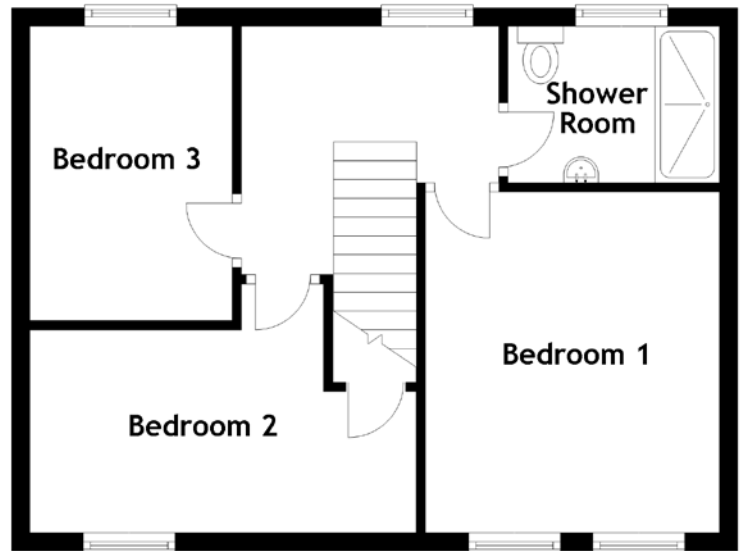
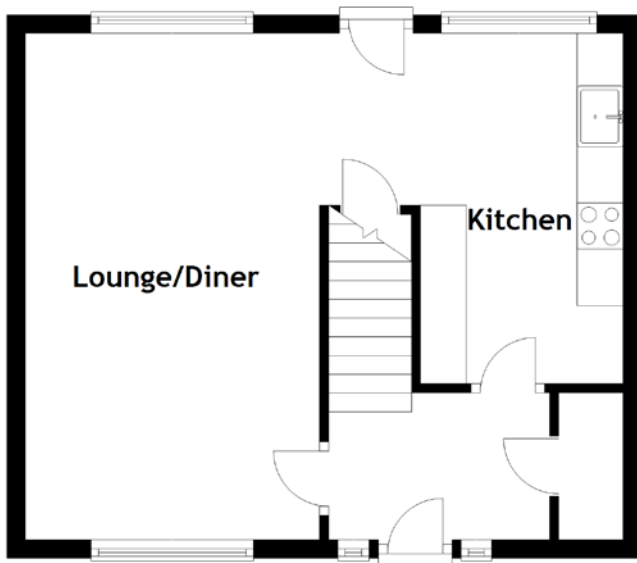


The property also benefits from; private front and rear gardens with the front garden being used for car parking, a side access lane, gas central heating and full double glazing. There is also more than adequate on-street free parking to accommodate residents and visitors alike.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



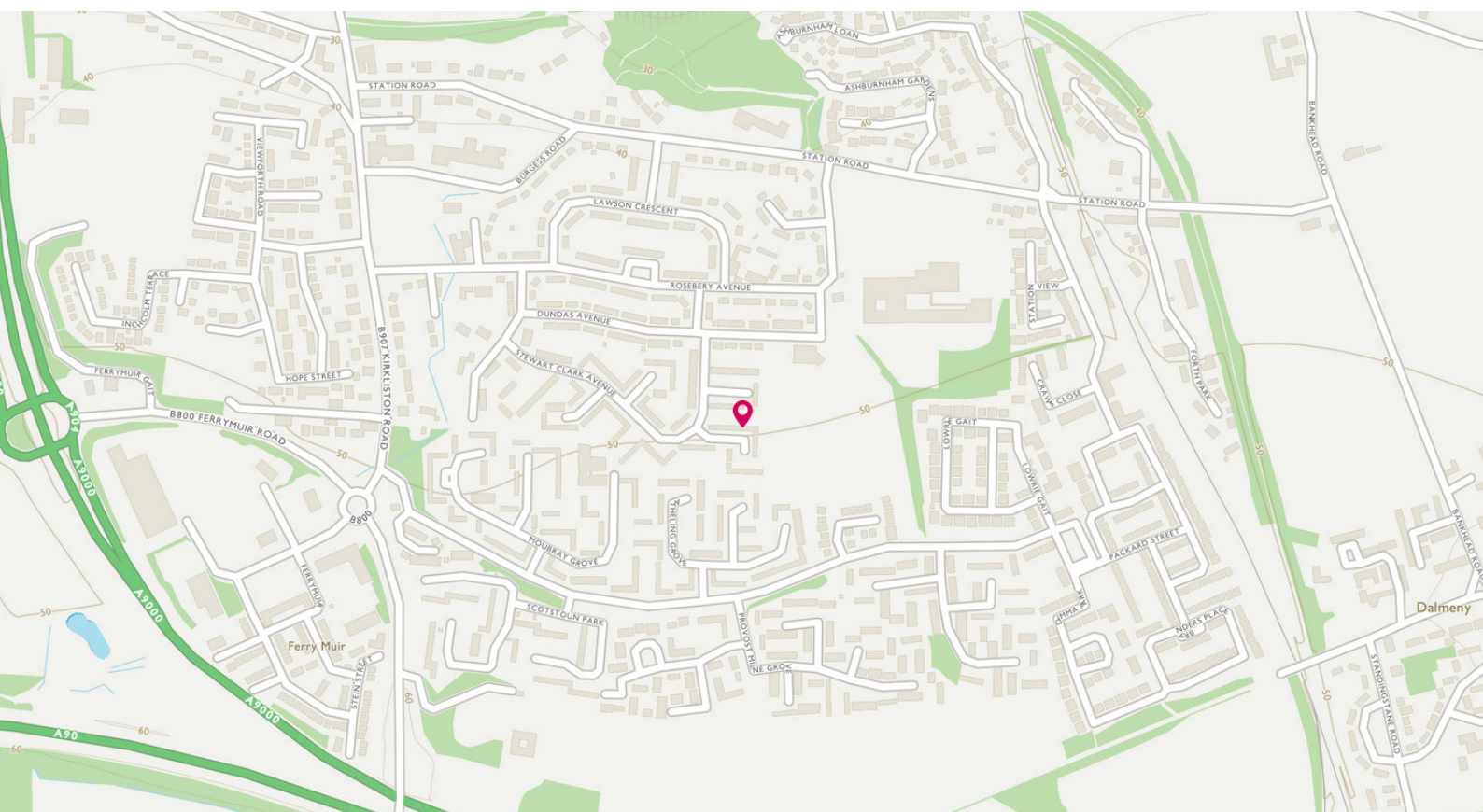
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.50m (18'1") x 3.20m (10'6")
Kitchen	3.80m (12'6") x 3.20m (10'6")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
Bedroom 2	4.10m (13'5") x 2.70m (8'10")
Bedroom 3	3.20m (10'6") x 2.20m (7'3")
Shower Room	2.30m (7'7") x 1.90m (6'3")

Gross internal floor area (m²): 77m²

EPC Rating: C

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets, and fitted floor coverings. Please note, other items may be available through separate negotiation.



THE LOCATION

South Queensferry is located some ten miles to the north-west of Edinburgh city centre and approximately eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail and the Forth Road Bridges.





There is a large selection of pubs, bars, and restaurants within South Queensferry. Ferrymuir Retail park caters for any larger shopping needs with Tesco supermarket on hand alongside some well-known restaurant chains. There is also a good selection of small boutique shops at the waterfront and for those who enjoy water sports, Port Edgar Sailing School offers great facilities. There are three local primary schools and a secondary school, making for an ideal family setting. There are two stately homes within South Queensferry. Dalmeny House lies two miles to the east and is home to the Earls of Roseberry. Hopetoun House is a splendid Georgian stately home designed by the Scottish architect's Sir William Bruce and William Adam and home to the Earls of Hopetoun.

For the commuter, easy access can be gained to the M9 and the M8 east and west. By rail is easy with the station just a five-minute walk from the property.



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Part
Exchange
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Designer

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