

95 South Scotstoun

SOUTH QUEENSFERRY, EH30 9YE



Lovely two-bedroom house in a popular location



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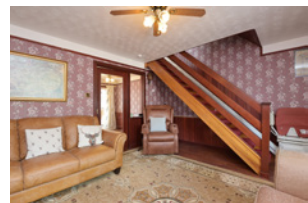
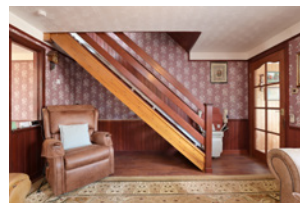


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South Scotstoun is a beautifully appointed semi-detached villa set within a popular residential area. The property has been maintained both inside and out by its owners and is presented to the market in excellent condition.

THE LOUNGE



Entrance is via the reception hall with a downstairs vestibule and stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a lovely outlook to the front, and a door leading to the formal dining room.

THE DINING ROOM



THE KITCHEN/DINER



The kitchen/dining area has a full range of modern floor and wall-mounted units and space for a dining table and chairs, with a door leading to the rear gardens. A well-designed sunroom is located to the rear of the property.



THE SUN ROOM





On the upper level, there are two large bedrooms with the master benefiting from space for free-standing furniture. The three-piece family shower room completes the accommodation on offer.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

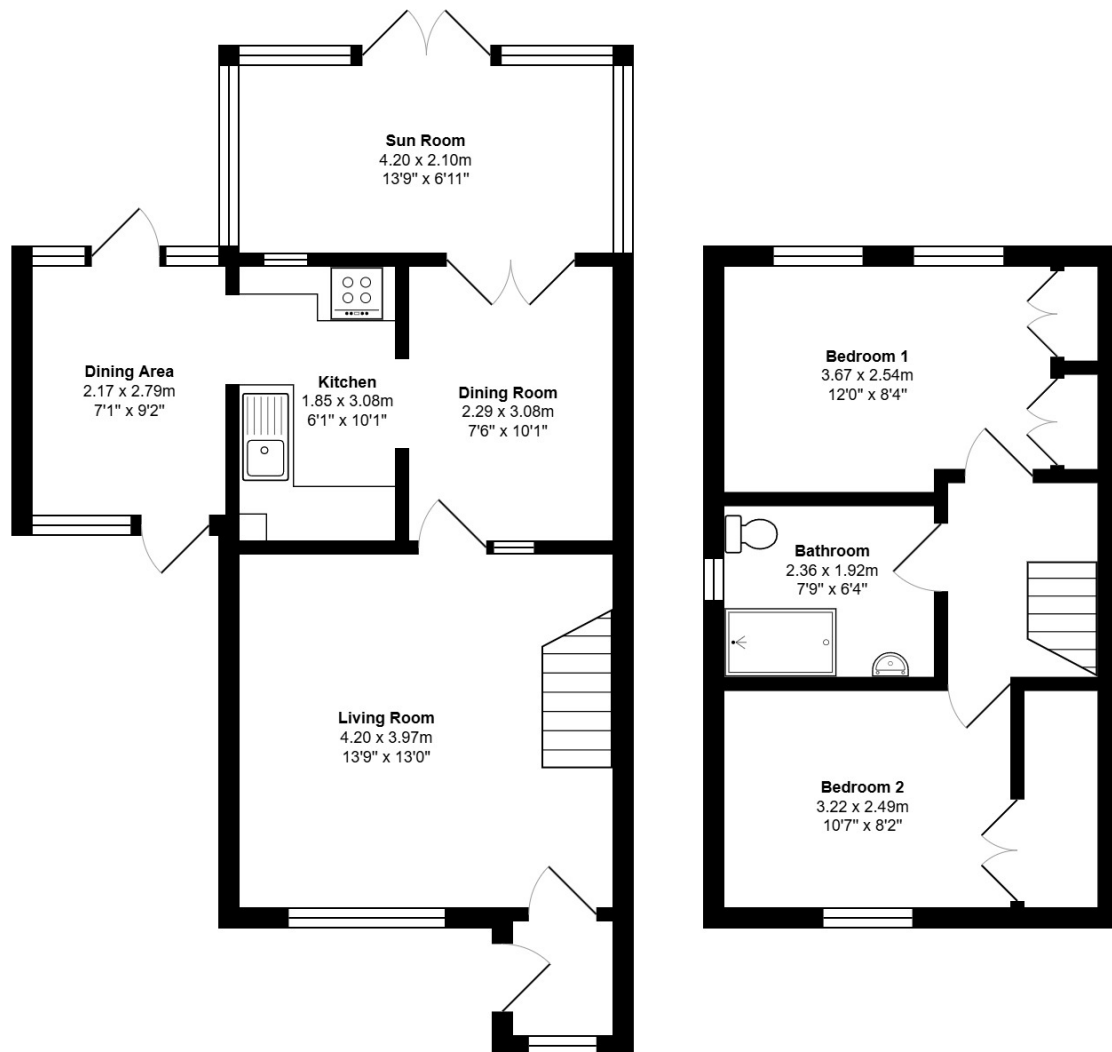


The property features gas central heating and double glazing. Off-street parking is provided by a private driveway, and there are well-maintained gardens to the front and rear. In particular, the rear gardens are mainly laid to lawn and patio with a secure fence surrounding.

EXTERNALS

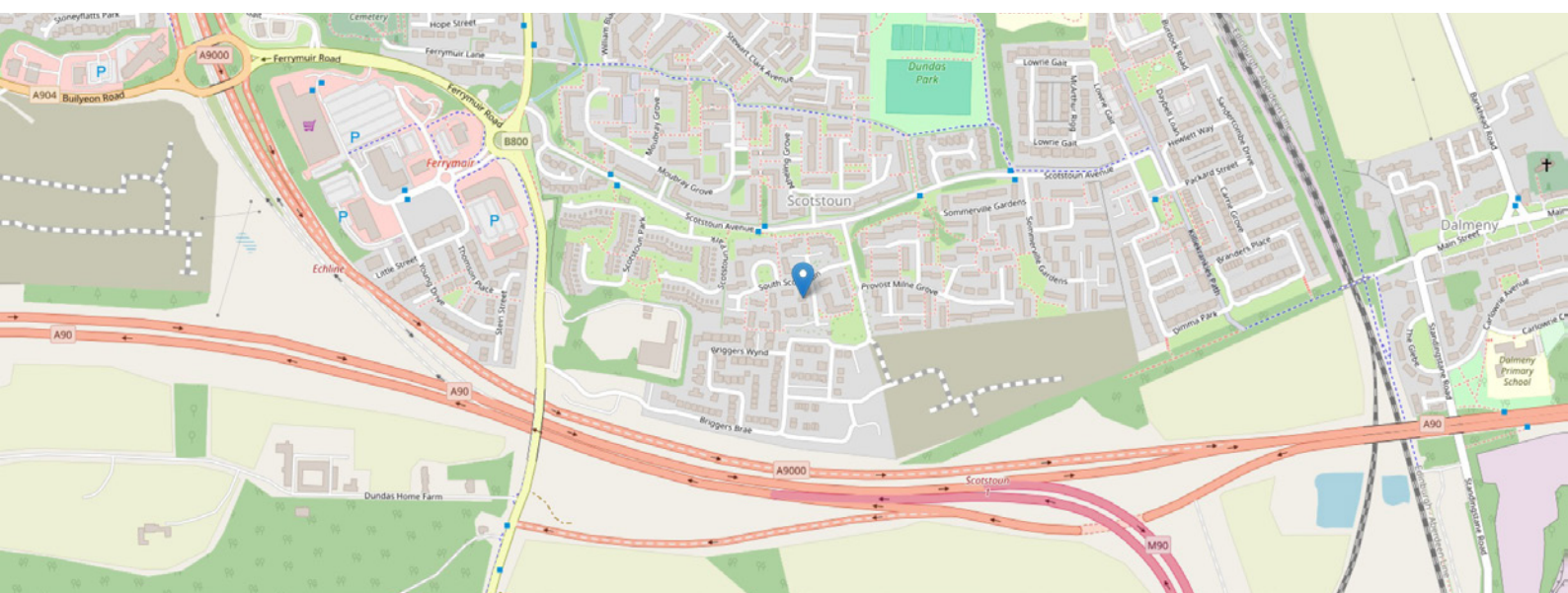


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 77m² | EPC Rating: D



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 Bridge and the Forth Road bridges. There is a large selection of pubs, bars and restaurants within South Queensferry. There is also a good selection of unique shops, banks 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 architects Sir William Bruce and William Adam and home to the Earls of Hopetoun. Many events are held here, including wedding venues and equestrian trials.

For the commuter, easy access can be gained by road and rail to the north and south of the Forth bridges, connecting with the M9 north and the M8 towards the west, also connecting with the Edinburgh city bypass.



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