

68 Atheling Grove

SCOTSTOUN, SOUTH QUEENSFERRY, EH30 9PG



SPACIOUS 3-BEDROOM END-TERRACED HOME WITH GARDEN AND DRIVEWAY



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Situated in an established residential area, this well-proportioned three-bedroom end-terraced house offers versatile living space and excellent potential for a growing family or those seeking additional room to work from home.

The accommodation is set over two levels and comprises on the ground floor, a welcoming entrance hall, a bright dual-aspect living room with ample space for a dining table and chairs, and French doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience. The generously sized kitchen enjoys a wrap-around layout, offering plenty of storage and worktop space, two windows for natural light, room for a breakfasting table, and direct access to the garden via a back door. A box room on this level provides flexible space—ideal as a home office, playroom, or cloakroom.





On the first floor, a central hallway leads to three well-proportioned bedrooms and a family bathroom fitted with a shower over the bath and WC. Each bedroom benefits from good natural light and practical layout options.





Bedroom 1





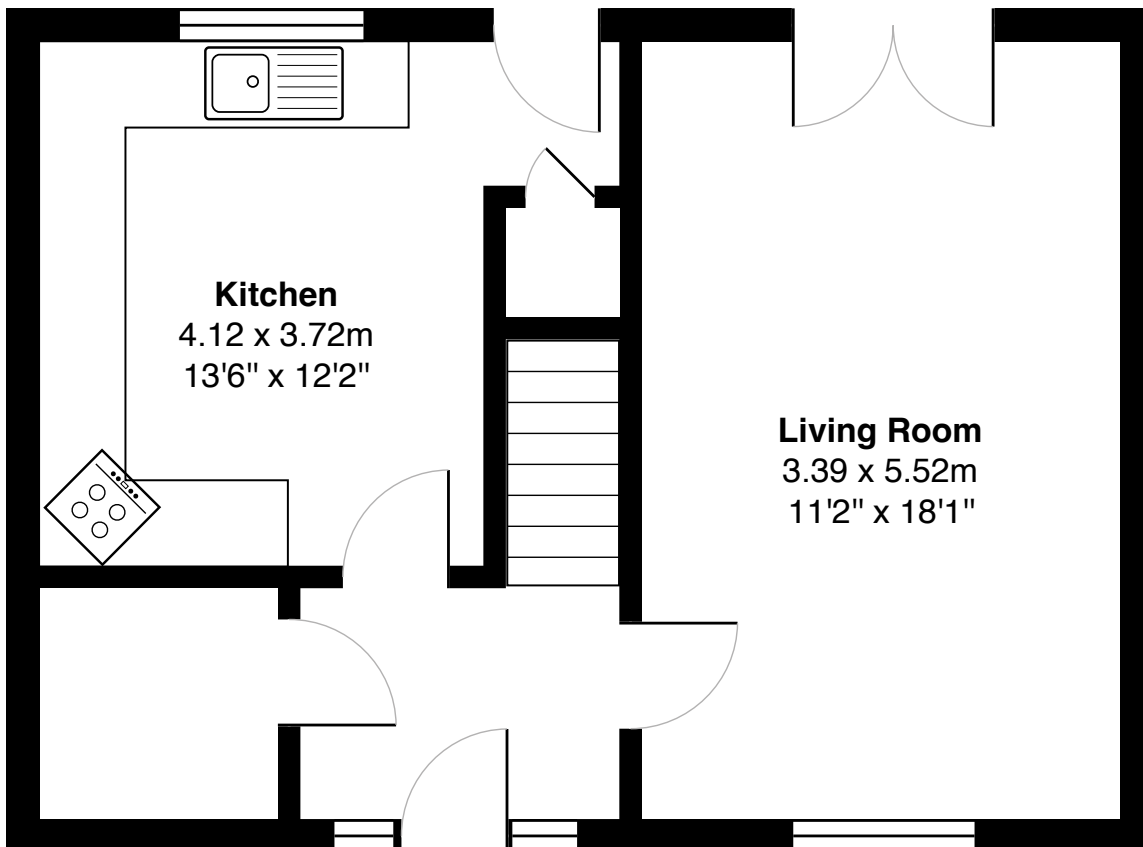
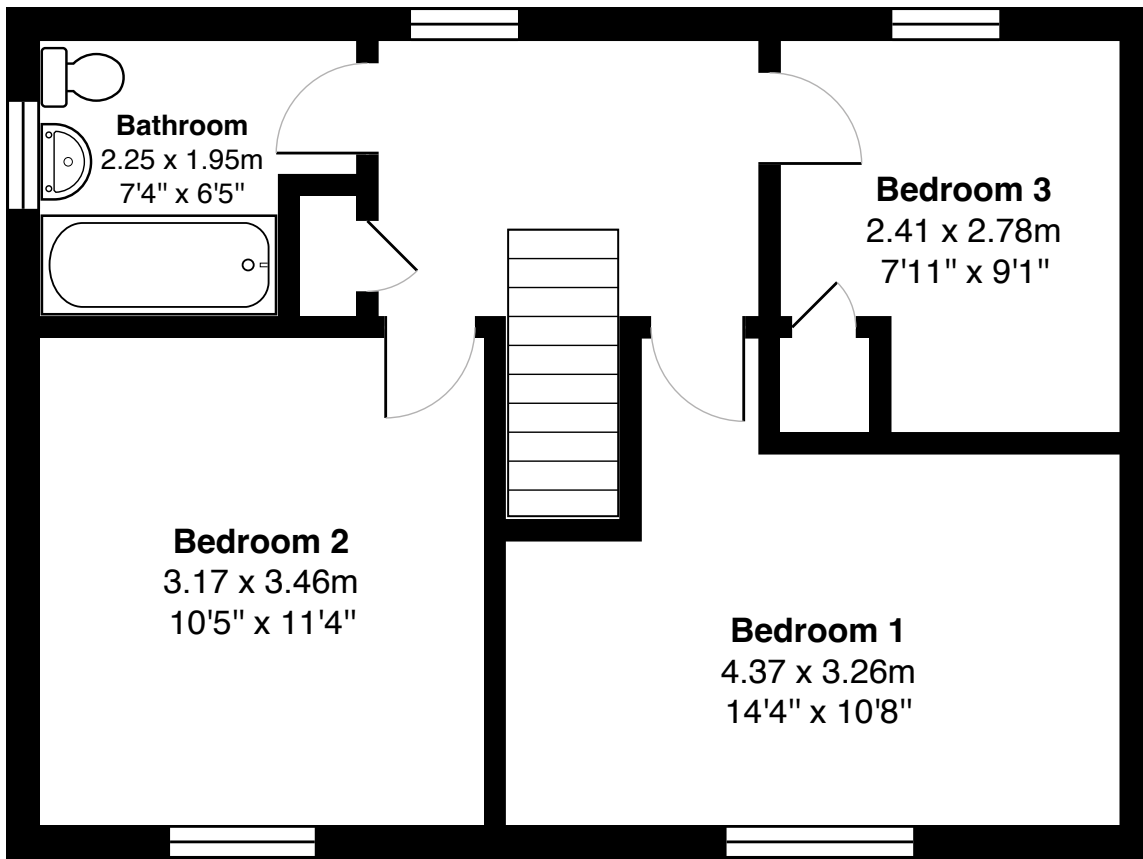
Bedroom 2





Bedroom 3





Gross internal floor area (m²): 84m²

EPC Rating: C

Externally, the property features gardens to the front, side, and rear, offering great potential for outdoor entertaining or gardening enthusiasts. A gated driveway provides convenient off-street parking.



This is a charming and adaptable home with strong appeal for a variety of buyers, combining generous living space with the flexibility to make it your own. Early viewing is highly recommended.



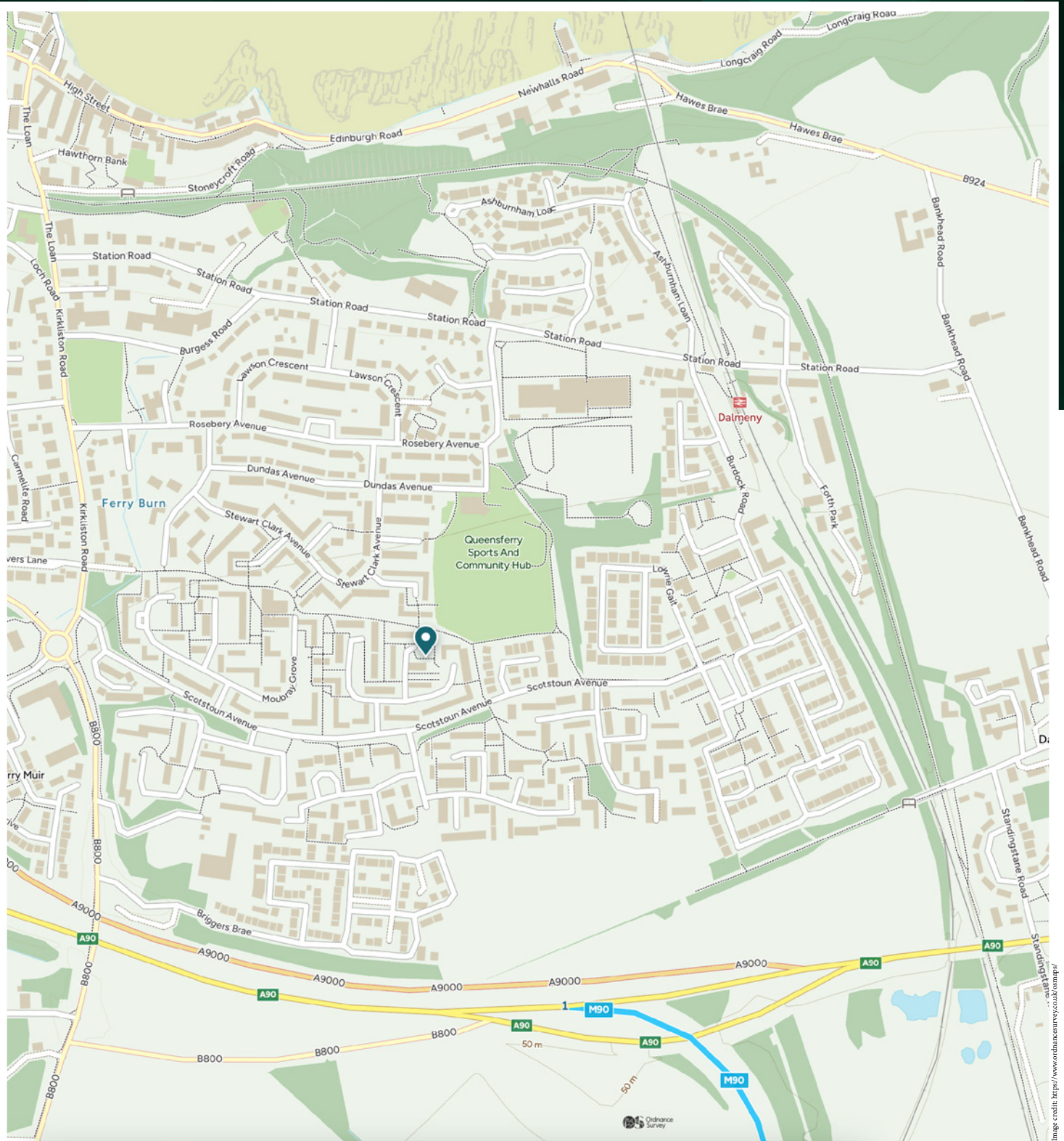


South Queensferry is a charming and historic coastal town situated on the southern shore of the Firth of Forth, just a short drive from Edinburgh. Famed for its iconic views of the Forth Bridges, this picturesque town offers a unique blend of heritage, community spirit, and modern convenience.

The cobbled High Street is lined with independent shops, cafés, restaurants, and traditional pubs, making it a popular destination for locals and visitors alike. There's a real sense of community here, with regular markets, local events, and a welcoming atmosphere that appeals to all ages.

For outdoor enthusiasts, South Queensferry offers scenic coastal walks, sailing opportunities, and nearby parks, while Dalmeny Estate provides miles of beautiful countryside trails. Excellent transport links, including a local train station and easy access to the M90 and A90, make commuting to Edinburgh, Fife, or beyond both quick and convenient.

With a mix of historic charm and modern amenities, South Queensferry is an inviting place to call home.



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