

35 Rosebery Avenue

SOUTH QUEENSFERRY, EH30 9JJ



*Wonderful three-bedroom house with
a beautiful converted attic space*



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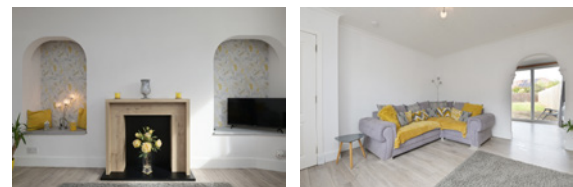


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This is a beautifully appointed terraced villa set within a popular residential area. The property has been well-maintained both inside and out by its owners and is presented to the market in move-in condition.

THE LIVING ROOM



Entrance is via the reception hall with stairs leading to the upper level. The living room is pleasantly situated at the front of the property with a lovely outlook to the front, with an archway leading to the kitchen.

THE KITCHEN/DINER



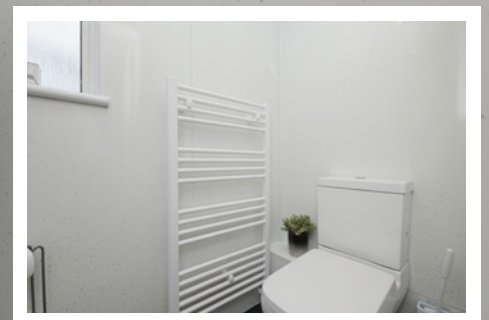
The kitchen/dining area has a full range of modern floor and wall-mounted units.
The dining area is a good size with access to the rear gardens.





To the upper levels, there are three bedrooms, with the master benefiting from double wardrobes. The attic has been converted to offer a wonderful, large bedroom. The family bathroom completes the accommodation on offer.

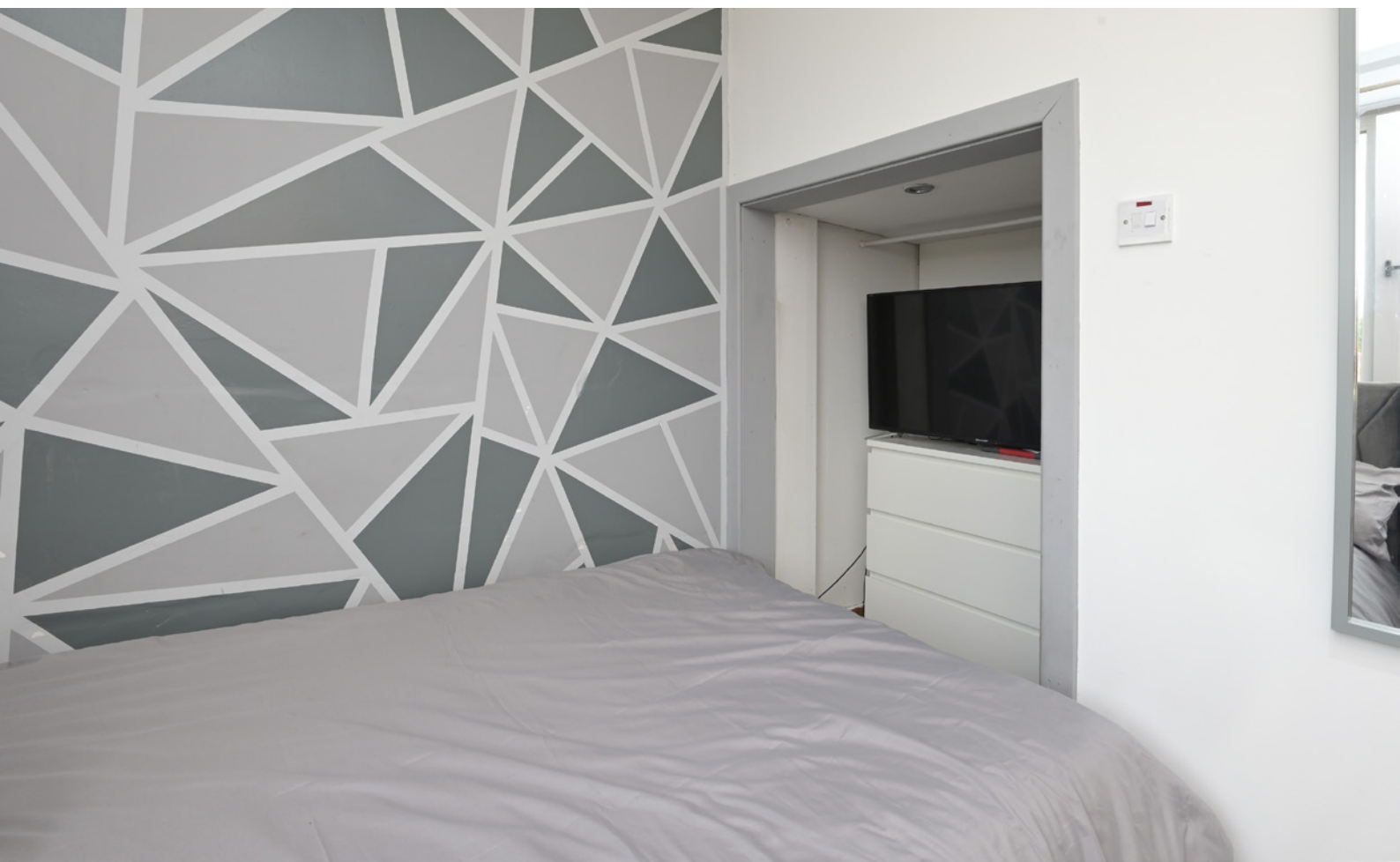
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The attic has been converted to offer a wonderful, large bedroom

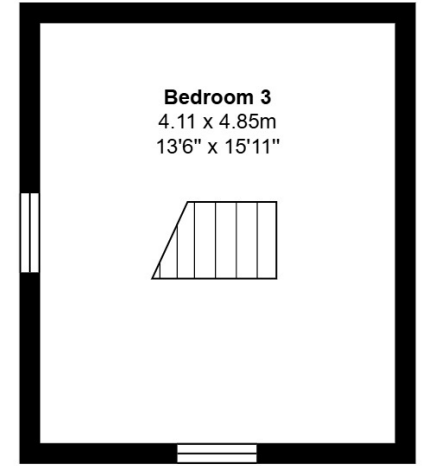
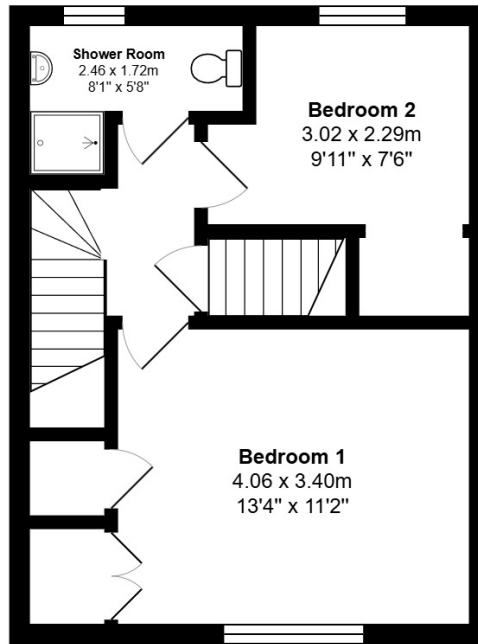
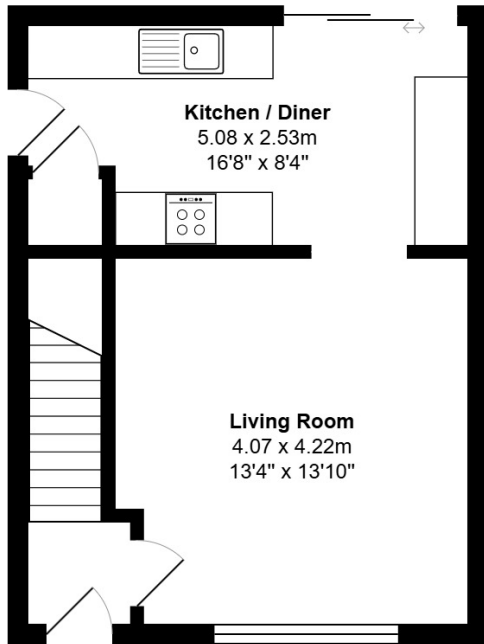


The property features gas central heating and double glazing. Off-street parking is provided by a driveway to the front of the property, and there are well-maintained gardens to the front and rear. In particular, the rear gardens are low-maintenance with a secure fence surrounding.

EXTERNALS

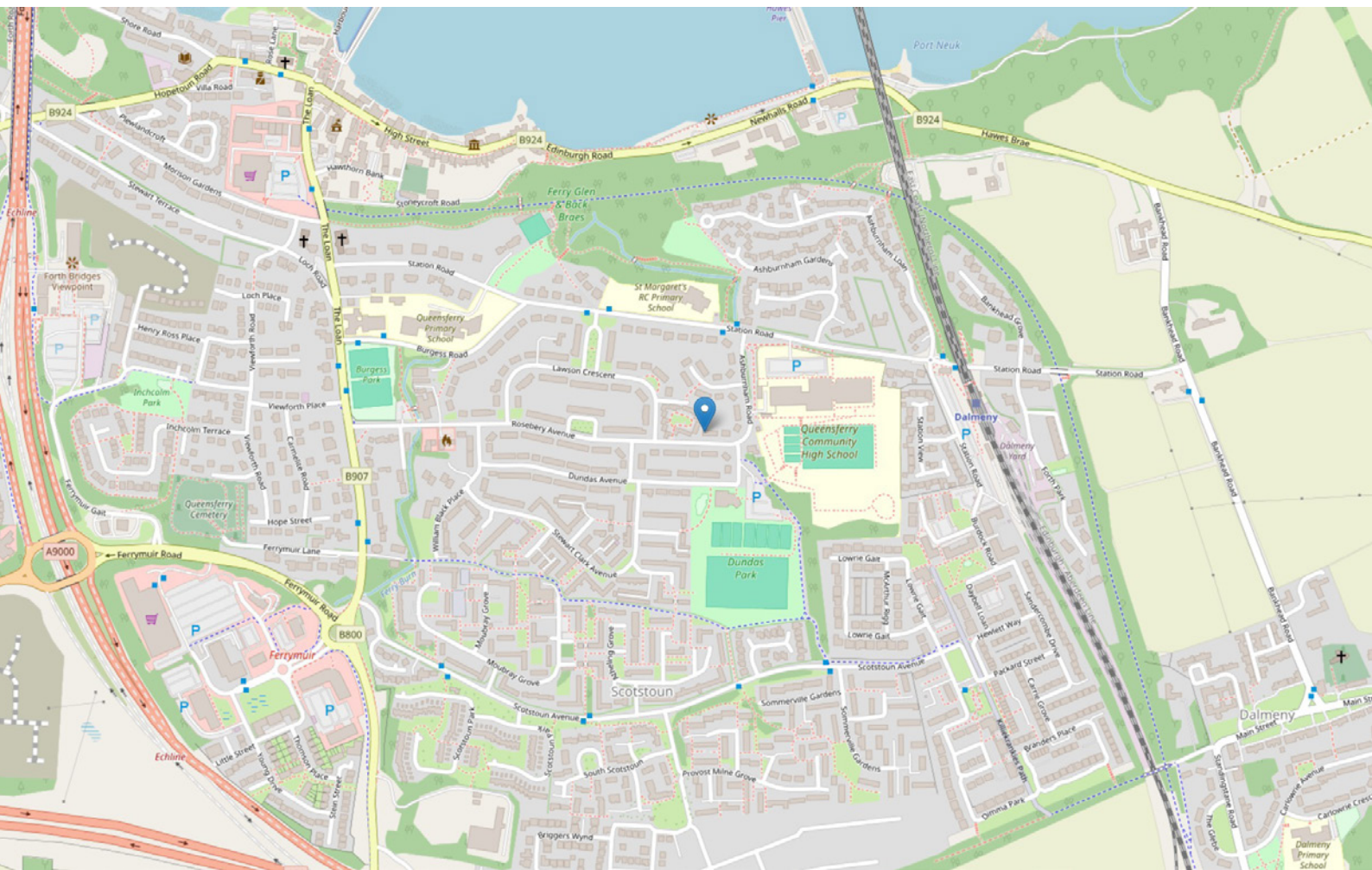


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 84m² | EPC Rating: C



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, the Forth Road Bridge and the Queensferry Crossing. 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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