

14 Villa Road

SOUTH QUEENSFERRY, EDINBURGH, EH30 9RF



*STUNNING LOWER VILLA LOCATED IN
THE HEART OF SOUTH QUEENSFERRY*



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Part Exchange Available! Located on the bank of a hill, this lower-ground main door Villa enjoys an unusual first-floor position to the rear, making it an exceptionally bright and airy property. The property offers particularly spacious rooms and boasts original features throughout.

Entering the property through the rear door, it leads to a long and wide hallway with ample storage space. It offers a bright and spacious sitting room with views across the Firth of Forth. The fully fitted dining kitchen with integrated appliances is large enough for a dining table, making it a great room for entertaining. The large master bedroom boasts built-in wardrobes and offers views over the split level garden. The second bedroom is also a double room, again with views to the front. The bathroom is fully fitted with a white 3-piece suite and a shower over the bath. The property benefits from gas central heating ensuring a warm and cost-effective living environment. Internally the property has ample storage throughout.





The Kitchen





Bedroom 1

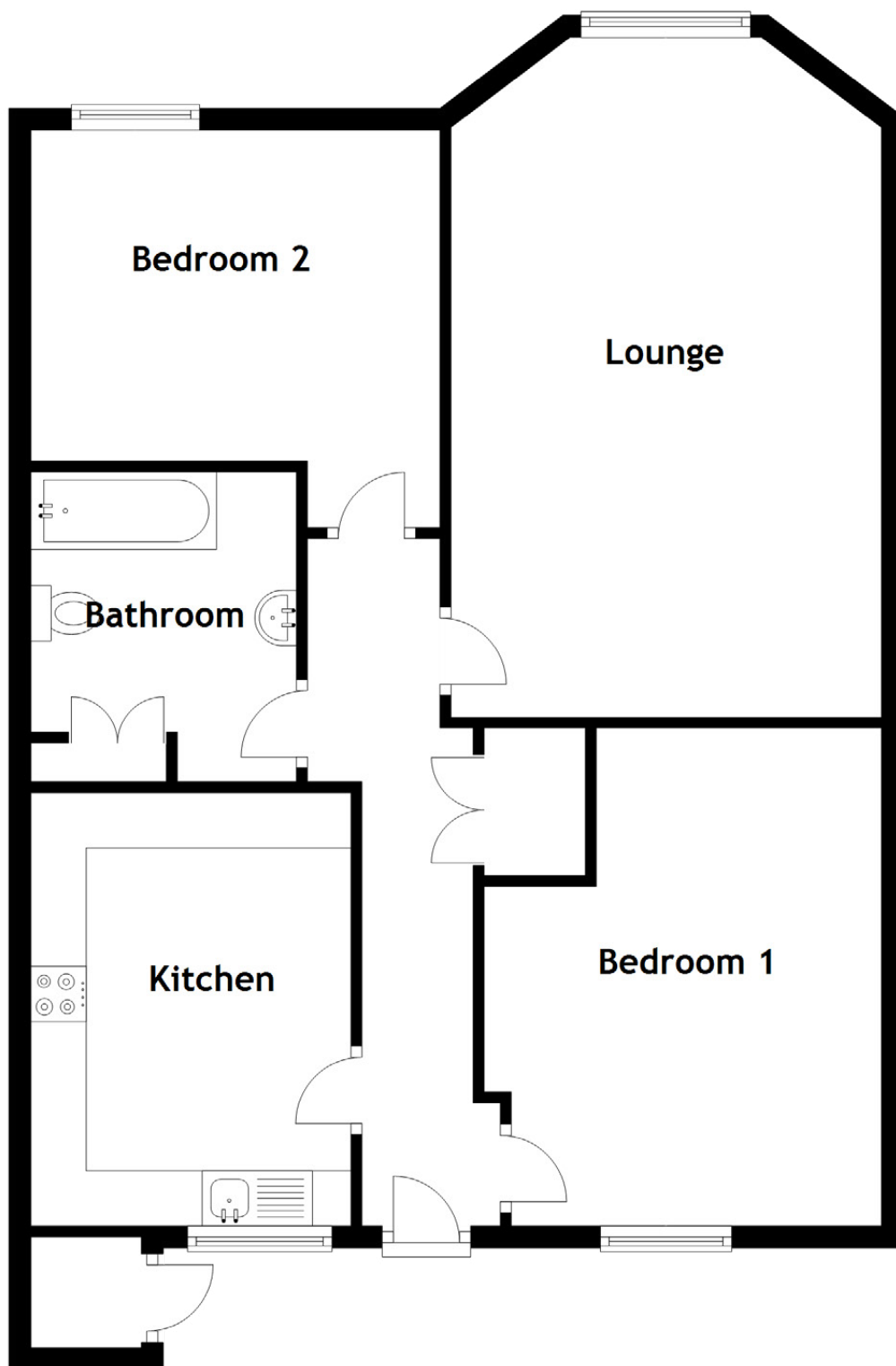




Bedroom 2








Approximate Dimensions

(Taken from the widest point)

Lounge	5.74m (18'10") x 3.90m (12'9")	Bathroom	2.80m (9'2") x 2.40m (7'11")
Kitchen	3.45m (11'4") x 3.00m (9'10")		
Bedroom 1	4.50m (14'9") x 3.60m (11'10")	Gross internal floor area (m ²): 74m ²	
Bedroom 2	3.70m (12'2") x 3.60m (11'10")	EPC Rating: C	

A photograph of a split-level garden. In the foreground, a set of wide stone steps leads up from a lower level. To the left of the steps is a stone retaining wall topped with various green plants, including ferns. To the right of the steps is a stone wall with a black door and a silver house number '14'. Above the steps, a wooden bridge with a railing spans across the garden. In the background, a red wooden shed is visible. The sky is clear and blue.

The split-level communal garden is to the rear of the property and benefits from a private external storage cupboard. A car park is offered to the front of the property. Viewing is highly recommended to appreciate the accommodation on offer.



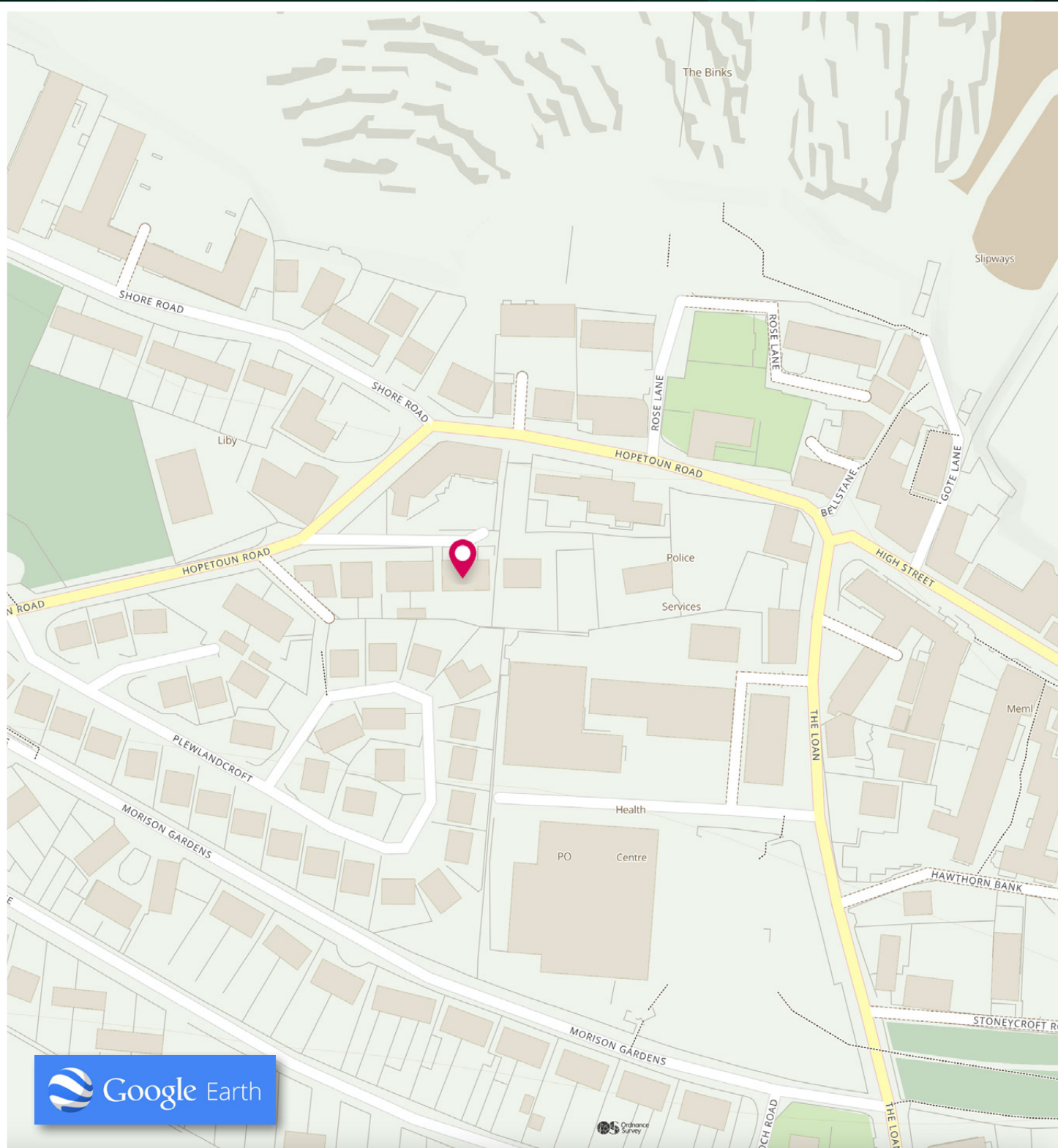
South Queensferry is located some ten miles to the north-west of Edinburgh city centre and approximately eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail and the Forth Road bridges. There is a large selection of pubs, bars and restaurants within South Queensferry.

There is also a good selection of unique shops including coffee shops and bakeries. 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 trails.

For the commuter, easy access can be gained by road and rail to north and south of the Forth bridges, connecting with the M9 north and the M8 towards the west, also connecting with Edinburgh City Bypass. There is a bus stop within one minute walking distance of the property with regular buses to Edinburgh centre (Number 43) and Gyle Centre (63). Dalmeny Train Station is practically on the doorstep, this allows for easy access for commuters to and from Edinburgh, Fife and beyond.





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THE SUNDAY TIMES
THE SCOTSMAN



Text and description
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