

80 South Scotstoun

SOUTH QUEENSFERRY, WEST LoTHIAN, EH30 9YE



*Lovely two-bedroom mid-terraced house
in a popular residential location*



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80 South Scotstoun is a delightful two-bedroom mid terraced villa situated within a quiet residential setting. The property has been well-maintained by the current owners and is in move-in condition.

THE LOUNGE



The entrance hall has a door leading to the lounge with stairs leading to the upper level. The spacious lounge has a rear-facing window and French doors giving access to the rear gardens. The kitchen is a good size and features a range of floor and wall-mounted units with views out to the front gardens.

THE KITCHEN





To the upper level, there are two good-sized bedrooms and the three-piece family shower room, completing the accommodation on offer.

THE SHOWER ROOM



BEDROOM 1



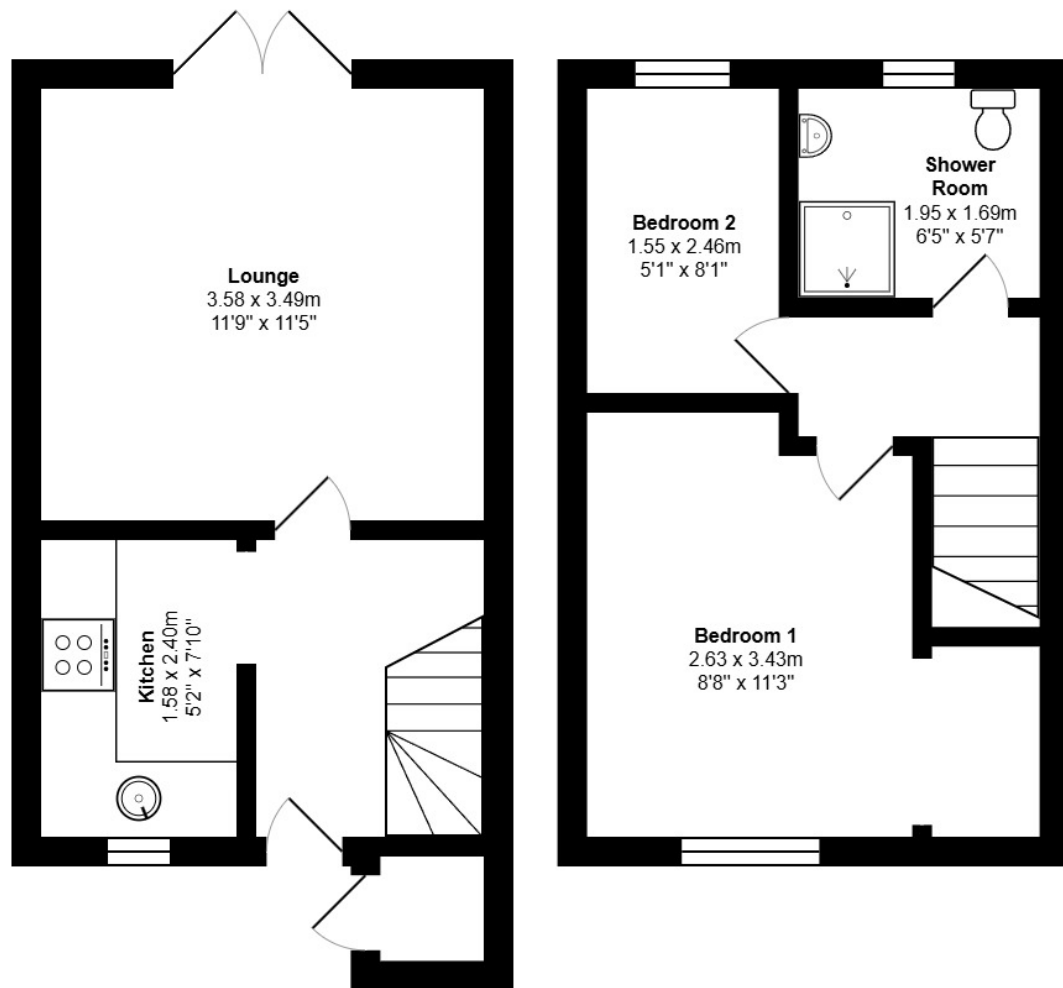
BEDROOM 2



Off-street parking is provided by a driveway to the front and ample on-street parking. There are lovely landscaped gardens to the front and rear of the property, which are low-maintenance and are fully enclosed to the rear.

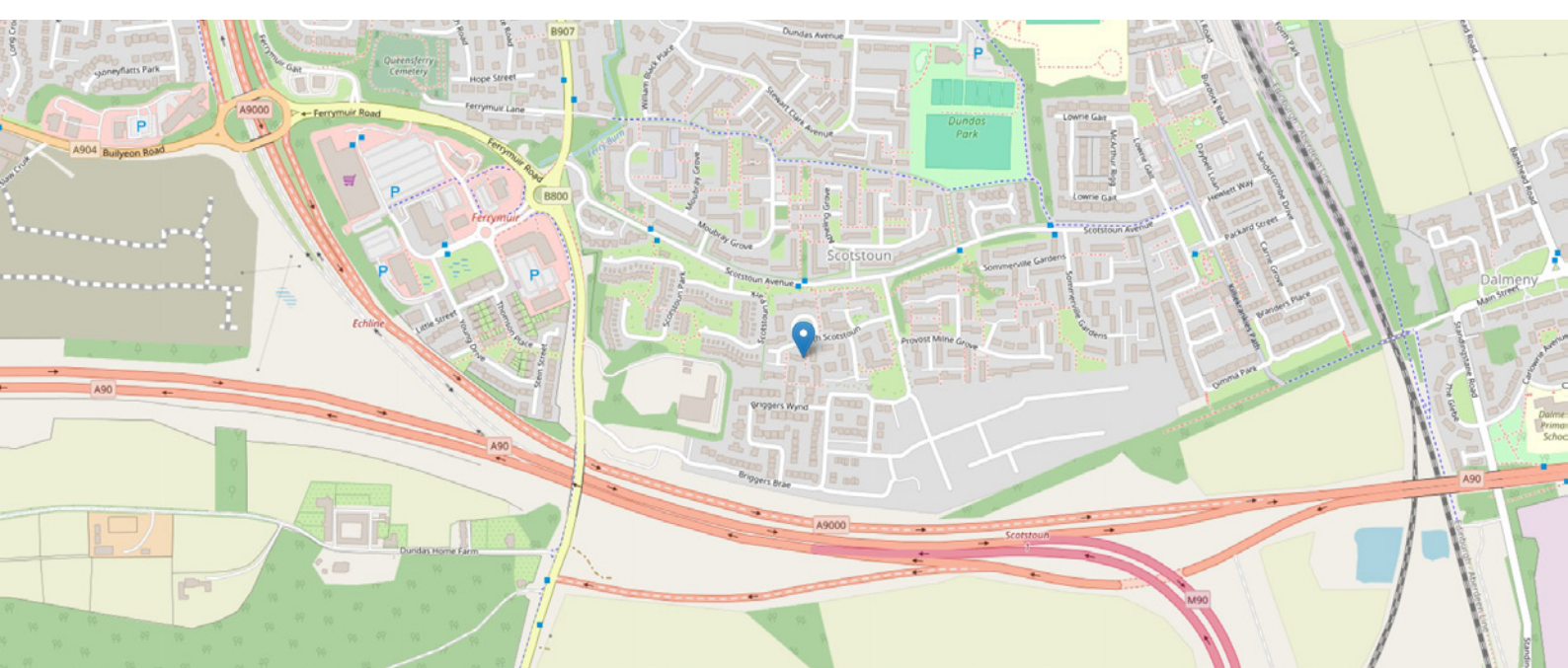


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 41m² | 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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Text and description
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