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13 INCHCOLM TERRACE

SOUTH QUEENSFERRY, EH30 9NA

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DESCRIPTION

Spacious and extended detached house situated within a quiet cul-de-sac in the highly sought after area of South Queensferry. The property would now benefit from a degree of upgrading and modernisation however features include double glazing, gas central heating and flexible accommodation as well as single car garage and private garden ground to both front and rear.



Property Features

(see floor plan for measurements):

- Hall with access to all rooms. Staircase providing access to the upper floor. Built-in cupboard with coat hooks. Fitted carpet. Radiator
- Bright split level living room with large window to rear, fitted blind and curtains. Velux window. Wood flooring. Radiator
- Dining room with fitted carpet. Service hatch to kitchen. Radiator
- Kitchen with range of wood effect fitted wall and base units. Marble effect fitted worktops. Tiled splashback. Stainless steel sink with drainer and mixer tap. Induction hob, electric double oven and extractor hood. Automatic washing machine. Dishwasher. Fridge. Service hatch to dining room. Vinyl flooring. Radiator
- Breakfast room with sliding glass doors to rear and curtains. Skylight. Vinyl flooring
- Master bedroom with full length window to front, fitted blind and curtains. Coving. Built-in wardrobe with hanging and shelf storage. Fitted carpet. Radiator
- En-suite shower room with wash hand basin, w.c. and shower cubicle with mixer shower, glass door and splash back panelling. Tiled splashback. Coving. Mirror. Mirrored medicine cabinet. Shaving shelf. Shaving light with electric shaver socket. Extractor fan. Vinyl flooring. Electric bar heater
- Double bedroom with panoramic window to front, fitted blind and curtains. Large built-in cupboard housing wall mounted gas boiler, hanging and shelf storage. Fitted carpet. Radiator
- Upper landing with access hatch to floored attic. Built-in cupboard housing hot water cylinder and shelf storage

- Double bedroom with window to rear and curtains. Built-in cupboard with hanging and shelf storage. Access to under eave storage. Fitted carpet. Radiator
- Double bedroom with panoramic window to rear and curtains. Built-in cupboard with hanging and shelf storage. Access to under eave storage. Fitted carpet. Radiator
- Bathroom with frosted window to rear and curtain. Three piece coloured suite comprising wash hand basin, w.c. and bath with Mira Sport electric shower over. Tiled splashback. Shaving shelf. Vinyl flooring. Chrome towel radiator
- Private garden to front with lawn, flower beds and shrubs
- Private garden ground to rear with lawn, flower beds, shrubs, drying line and timber garden shed
- Single car garage with up and over door. Lighting. Power. Shelving
- On-street parking

ITEMS INCLUDED:

All fitted carpets and floor coverings, light fittings, curtains, blinds, hob, oven, fridge, dishwasher and automatic washing machine.

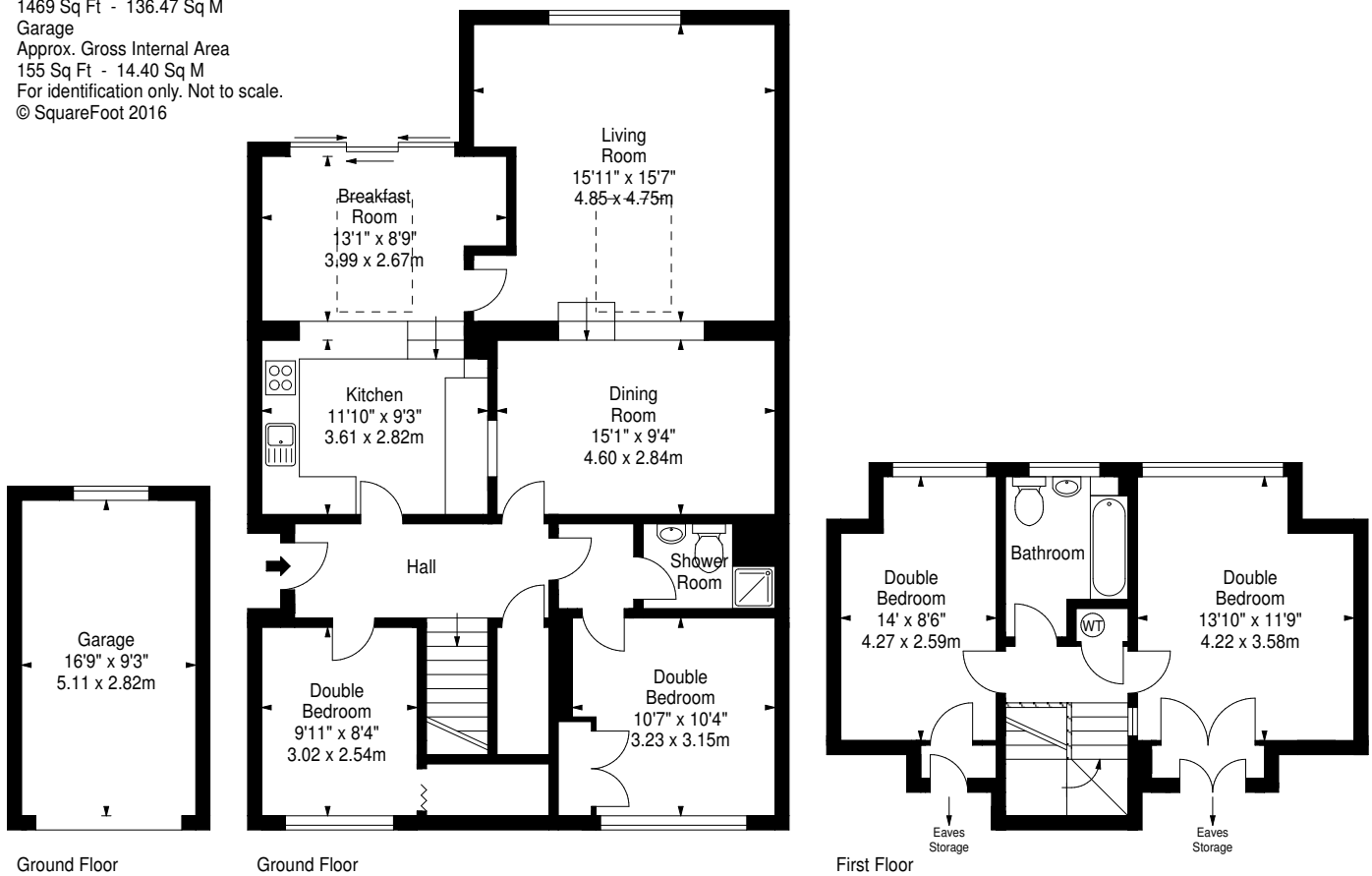
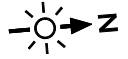
LOCATION:

The village of South Queensferry has an ancient history and most of the buildings in the area of the High Street and the village centre are of important architectural interest. The world famous Forth Road and Rail Bridges form a splendid backdrop to the village. Excellent amenities are available in the village, including Post Office, banking and building society services, a good selection of local shops and large Scotmid and Tesco supermarkets. For more extensive shopping trips, Edinburgh's City Centre is approximately eight miles away. On the outskirts of Edinburgh the Barnton junction and Gogar round-about provide a link to the Gyle Shopping Centre and to the City Bypass. Edinburgh airport is also close at hand and rail travel to the Gyle, Edinburgh City Centre and other destinations is possible from Dalmeny Station. South Queensferry is set in the heart of the countryside, providing delightful walks with views over the Forth Estuary. There are a number of tree-lined winding roads for relaxing countryside drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational centre with tennis courts and five-a-side football pitch in Kirkliston. For those interested in sailing and other water sports, the Marina Yachting Club offers many sporting opportunities. One could also visit the excellent pubs, restaurants and cafes in the village.

**Inchcolm Terrace,
South Queensferry, EH30 9NA**



Approx. Gross Internal Area
1469 Sq Ft - 136.47 Sq M
Garage
Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M
For identification only. Not to scale.
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