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17 VILLA ROAD

SOUTH QUEENSFERRY, EH30 9RF

For viewing and price information call now on 0131 200 1234



DESCRIPTION

Spacious, tastefully decorated Ground Floor Flat within highly sought after South Queensferry. The property benefits from fresh décor, gas central heating, allocated parking space and magnificent views to the Forth Bridges.



Property Features

(see floor plan for measurements):

- Hall with access to all rooms. Velux window. Large cupboard housing wall mounted gas boiler and automatic washing machine. Radiator. Sanded and sealed wood flooring
- Bright, open plan living room/dining room/kitchen with two windows to rear giving superb views to the bridges, fitted blinds. Good range of modern wall and base units. Solid wood fitted worktops. Stainless steel splashbacks. Stainless steel sink with separate drainer and mixer tap. Stainless steel gas hob and electric oven. Integrated extractor hood. Integrated dishwasher and fridge freezer. Built-in cupboard housing electricity meter. Two radiators. Sanded and sealed wood flooring
- Master bedroom with window to front, fitted blind. Radiator. Sanded and sealed wood flooring
- En-suite shower room with white suite comprising w.c., wash hand basin and mixer shower. Tiled splashback areas. Mirror. Extractor fan. Towel radiator. Tiled floor

- Double bedroom with window to front, fitted blind. Radiator. Sanded and sealed wood flooring
- Bathroom with white suite comprising w.c., wash hand basin and bath. Mixer shower. Tiled splashback areas. Mirror. Glass shaving shelf. Extractor fan. Towel radiator. Tiled flooring
- Allocated parking space

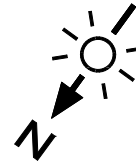
ITEMS INCLUDED:

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

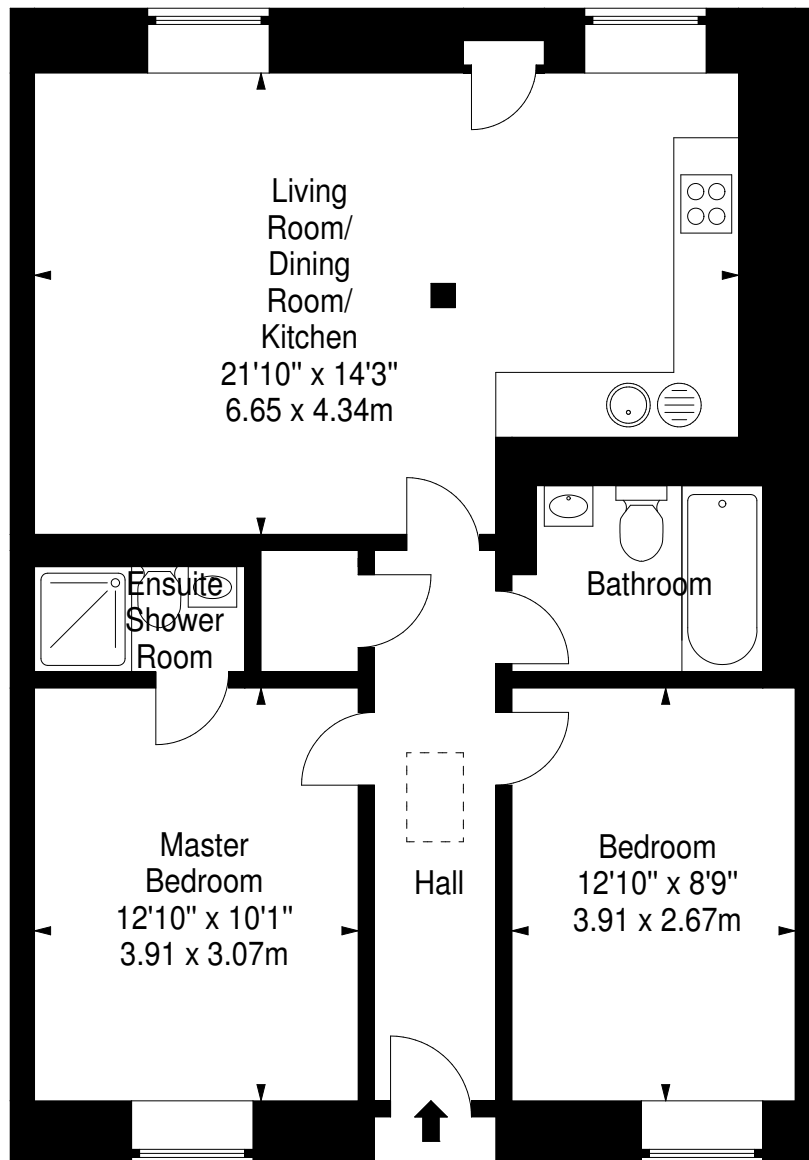
LOCATION:

Situated in the popular coastal village of South Queensferry, this property offers ideal accommodation for a young couple or investment purchase. South Queensferry is well placed for excellent road connections to the Forth Bridge and the Motorway network of the Central belt. There is a fast and frequent rail service from Dalmeny Station, located within a short drive of the property, with journey time approximately 15 minutes into Edinburgh. A regular bus service is available within walking distance, with routes into Edinburgh City Centre, across to Fife and to other areas, including West Lothian. South Queensferry offers a good range of general and specialist shops including two supermarkets. There are leisure and recreational facilities available at Queensferry High School and a Leisure Centre at neighbouring Kirkliston. There are many pleasant walks to be enjoyed along the shores of the Forth and excellent sailing facilities at Port Edgar. The village itself has a choice of restaurants, hotels and bars and there are several charming country inns in the vicinity. There are also primary and secondary schools available within walking distance of the property.

Villa Road,
South Queensferry, EH30 9RF



Approx. Gross Internal Area
720 Sq Ft - 66.89 Sq M
For identification only. Not to scale.
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Ground Floor

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