



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

**9 William Black Place, South Queensferry, EH30
9PZ**
Offers Over £225,000



Most attractive and well maintained end terraced villa pleasantly situated within a residential area that is popular with families, first time buyers and buy to let investors. Ideal location for commuters. Entrance hall, Lounge, Kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Neat gardens to front and rear. Monoblock off street parking area to front. Immaculately presented. Move in condition. Sought after area. EPC - D. Council tax - B. Freehold EPC Band: D

LOCATION

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9, M8 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.

PROPERTY - END TERRACED VILLA

- Hall
- Lounge
- Kitchen
- 2 Double Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Lovely gardens
- Monoblock off street parking for 2 cars
- Fresh decor
- Ideal starter/family home

ACCOMMODATION

Entrance hall

With door to lounge. Stairs to upper level.

Lounge 3.90 m x 3.90 m / 12'10" x 12'10"

A bright, well proportioned lounge featuring a bright gas fire. With door to kitchen. Front.

Kitchen 5.20 m x 2.40 m / 17'1" x 7'10"

This is a good sized kitchen. Two large storage cupboards. Door to garden.

Landing

With doors to 2 bedrooms and bathroom. Access to loft.

Bedroom 1 4.10 m x 3.30 m / 13'5" x 10'10"

A generously proportioned double bedroom with two deep storage cupboards. Front.

Bedroom 2 3.10 m x 3.10 m / 10'2" x 10'2"

Another good sized double bedroom. Rear.

Shower Room 2.00 m x 1.40 m / 6'7" x 4'7"

Fitted with a modern suite incorporating vanity storage units. Rear.

Gardens

There are neatly presented areas of garden ground to the front and rear. The front garden has been mainly given over to off street parking. The larger garden to the rear is very low maintenance and comprises a large patio area, chipped areas and planters. The greenhouse and timber shed is included in the sale.

Parking

The front garden has been laid in monoblock offering parking for 2 cars.

HEATING

Gas central heating

GLAZING

Double glazing doors and windows.

EXTRAS

All the carpets and blinds together with the white goods in the kitchen are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

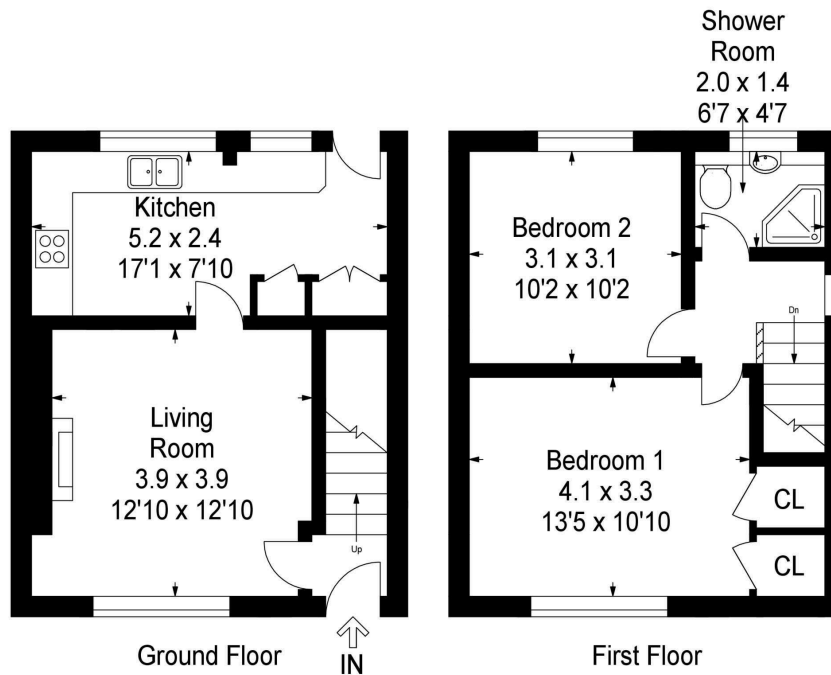
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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