










Offers Over

£209,000

9 Ochil Court

South Queensferry | Edinburgh | EH30 9QL

This spacious and bright terraced villa is quietly situated within a cul-de-sac setting within the ever popular historic town of South Queensferry. Offered to the market in move-in condition the property would undoubtedly appeal to the young professionals or growing families.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking Bays
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



Description

In Brief, The accommodation comprises; inviting, open hallway with storage leading to fitted kitchen offering a range of wall and base units, space for a dining table and rear door; generous dual aspect reception room featuring a focal fireplace, plush carpet flooring and ample space for freestanding furniture; off the reception room is a conservatory, ideal for an informal lounge area or formal dining space; spacious principal bedroom with a sunny westerly aspect to the front and further benefitting from an abundance of built in storage; second double bedroom, again with a westerly front aspect, neutral décor and carpet flooring; third smaller double bedroom with a great open aspect to the rear; fully tiled family bathroom incorporating a crisp white three piece suite, electric shower over the bath, glass shower screen and finished with a heated chrome towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Ample onstreet parking can be found within the cul-de-sac, with parking bays available for residents and visitors alike. The pretty enclosed front garden has a small patch of lawn with decorative borders and path leading to the front door. To the rear, the garden can be accessed via the kitchen or the conservatory, the space is fully enclosed and showcases a low maintenance patio, making the space an ideal spot for outside entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

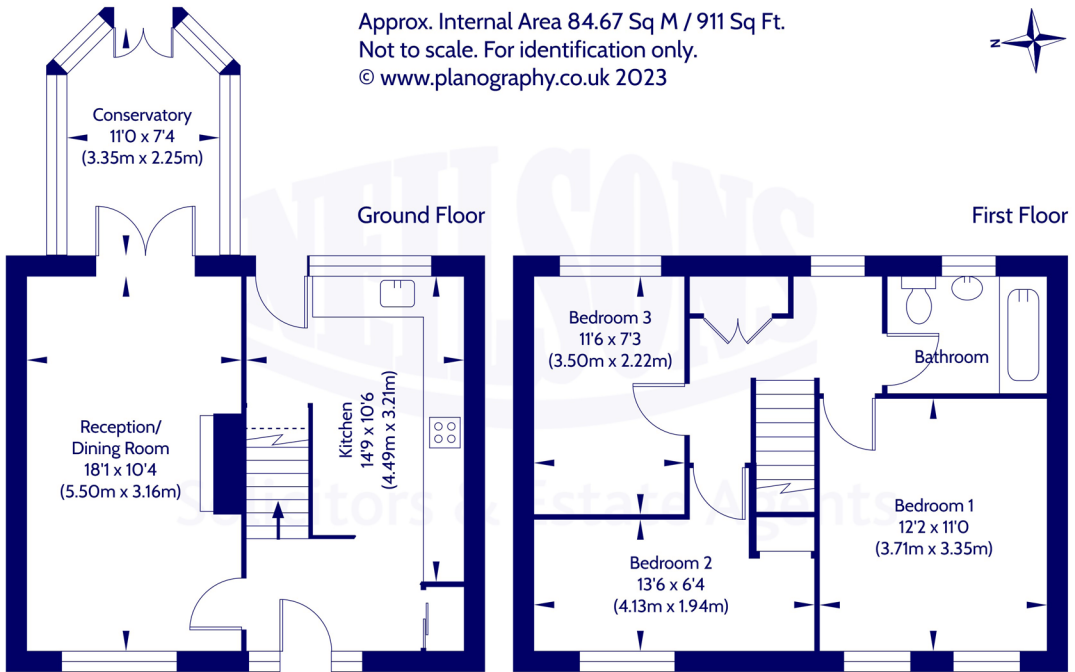
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree-lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-side football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks.



Approx. Internal Area 84.67 Sq M / 911 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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