



Solicitors & Estate Agents

Reserve in March and receive a
luxury flooring package and turf



Fixed Price

£399,995

Plot 26 'The Tait'

Forthview | South Queensferry | EH30 9NE

Forming part of the prestigious Forthview development by Ambassador Living, the last remaining Tait is a fantastic three bedroom semi-detached villa perfect for modern family life. Offering great living and entertaining spaces along with luxurious finishings, the property features a stylish open plan living/dining/kitchen area and bathrooms with designer sanitary fittings from the award-winning RAK.

- 3 bedrooms
- Open plan living/dining/kitchen
- 2 bathrooms
- Private front and rear gardens
- Driveway

Description

The ground floor briefly comprises: welcoming entrance hall with convenient WC off and storage, a bright and airy open plan living/dining/kitchen area complete with high quality units, integrated appliances and French doors opening onto the rear garden, providing an ideal space for entertaining.

On the first floor there are three bedrooms and a family bathroom. The principal bedrooms boasts a designer en-suite shower room plus a built in wardrobe. There is the option to add a wardrobe into bedroom 2 and bedroom 3 has a storage cupboard. The family bathroom benefits from the same luxury sanitaryware as the en-suite & WC and all are complimented by a selection of larger profile Porcelanosa ceramic tiling, creating a sleek and modern design.

Gardens and Garage

There is a private garden to the front, a south facing rear garden plus a driveway.

Viewing

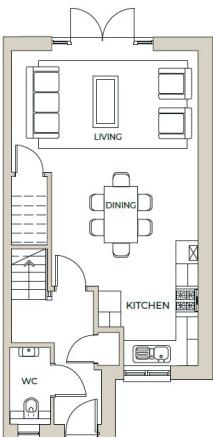
By appointment through Neilsons (0131 625 2222).

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-a-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. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun House Estates.

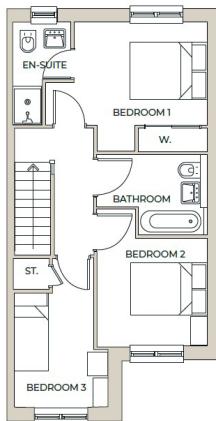
GROUND FLOOR

AREA	METRES	FEET
LIVING	5.01 x 3.24	16'3" x 10'6"
DINING	3.93 x 2.82	12'9" x 9'2"
KITCHEN	2.68 x 2.30	8'8" x 7'6"
WC	1.11 x 2.06	3'7" x 6'8"



FIRST FLOOR

AREA	METRES	FEET
EN-SUITE	1.50 x 2.65	4'10" x 8'7"
BEDROOM 1	3.45 x 3.38	11'2" x 10'1"
BEDROOM 2	2.86 x 2.05	9'3" x 6'8"
BEDROOM 3	2.42 x 2.95	7'10" x 9'7"
BATHROOM	2.86 x 2.06	9'3" x 6'8"



23

SITE PLAN



THE VANTAGE APARTMENTS PLOTS NO. 104

WALLACE PLOTS 8, 16, 17, 35, 53, 64, 57, 58, 72

DEWAR PLOTS 2 & 4

DALMENY PLOTS 9, 16, 18

DUNDAS PLOT 12

BUCHANAN PLOTS 1, 2, 3, 4, 5, 21, 22, 23, 30, 31, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66

TAIT PLOTS 20, 21, 26, 27, 28, 29

NEWTON PLOTS 38, 39, 40, 41, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66

MACKINTOSH PLOTS 1, 2, 32, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66

WATT & ARROL PLOTS 40, 41, 48, 49

CRAMOND PLOTS 42, 43, 44, 45, 46, 107, 108, 109

STEVENSON PLOTS 5, 6, 7, 22, 24, 37, 38, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66

HOPETOUN PLOTS 13, 14, 15

This artist's impression does not show land contours and gradients, boundary treatments or landscaping and is not to scale. Please refer to Sales Consultant for specific detail.

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] Plans and details are not to scale and all room sizes are approximate and may be subject to change

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

[4] Ambassador Living reserve the right to alter or amend any particulars without notice



Scan the QR code or click [here](#) for the floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

📞 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138 St John's Road
Edinburgh

Property Department

142 St John's Road
Edinburgh

City Centre

2a Picardy Place
Edinburgh

South Queensferry

37 High Street
South Queensferry

Bonnyrigg

72 High Street
Bonnyrigg

