



Solicitors & Estate Agents










Offers Over

£275,000

13 Killiekrankies Path

South Queensferry | EH30 9AE

A fantastic opportunity has arisen to purchase this impressive, mid terraced villa with private garden and allocated parking, forms part of a prestigious development, close to Dalmeny Railway Station for quick and convenient access to Edinburgh and Fife. The property would undoubtedly appeal to professionals and families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom & WC
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance hallway, light and airy reception room with good storage, attractive modern fitted kitchen with ample space for a dining table and chairs with doors accessing rear garden, useful pantry/storage and WC. The upper level comprises; spacious landing with hatch accessing attic, spacious principal bedroom with walk-in wardrobe, two further good sized bedrooms, and bathroom with three-piece white suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. The shed will be included in the sale. There are two allocated parking spaces to the rear.

Viewing

By appointment through Neilsons 0131 625 2222.



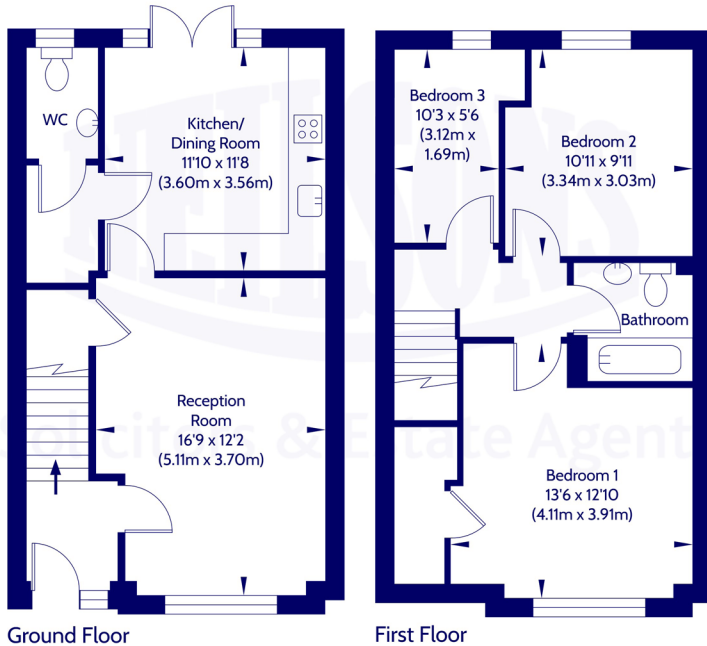


Location

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-aside 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



Approx. Internal Area 84.43 Sq M / 909 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ 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

