



99 Provost Milne Grove  
SOUTH QUEENSFERRY | EH30 9PL

  
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solicitors & estate agents



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Superbly tucked away in a sheltered off-road position at the head of a cul-de-sac, this lovely semi detached villa provides ideal family friendly accommodation and boasts a fully enclosed rear garden and nearby garage. Situated on a sought after mature development, the property is within easy reach of the town's popular eateries and bars and excellent transport links are close at hand.

Flexible family living space is provided within this most attractive home. All the main windows boast a pleasant leafy outlook across the rear garden, which has a lawn, patio area, shed and outdoor tap. For those looking to work from home, there's a dining room which could be used as a home office or even a fourth bedroom if required as there's a WC at ground floor level. Upstairs are three double sized bedrooms plus a family bathroom fitted out with a white suite, electric shower and full height tiling. More than ample storage is provided by way of a walk-in wardrobe off one of the bedrooms, various cupboards and the loft space. The lock up garage is situated opposite the property.

- Entrance hall
- Living room
- Dining room/Home Office/Bedroom 4
- Downstairs WC facility
- Fitted kitchen
- Upper landing
- Three double bedrooms
- Fully tiled family bathroom with electric shower
- Double glazing and gas central heating/boiler replaced in 2019
- Great storage space including part floored loft
- Lock-up garage
- Private rear garden
- Convenient for Dalmeny Railway Station

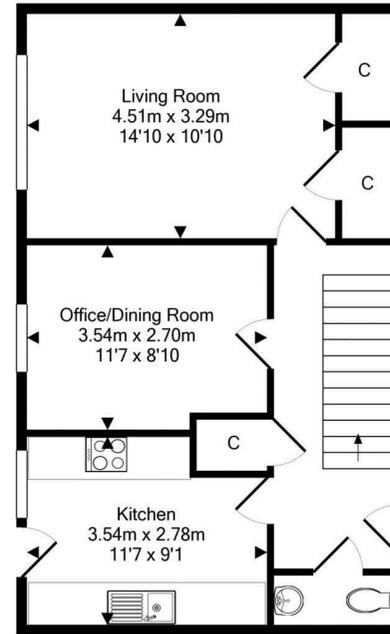
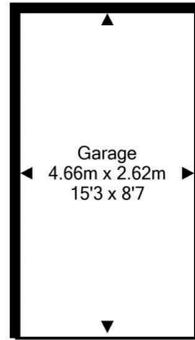
Included in the sale will be the blinds, curtain poles, and integrated oven and hob. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

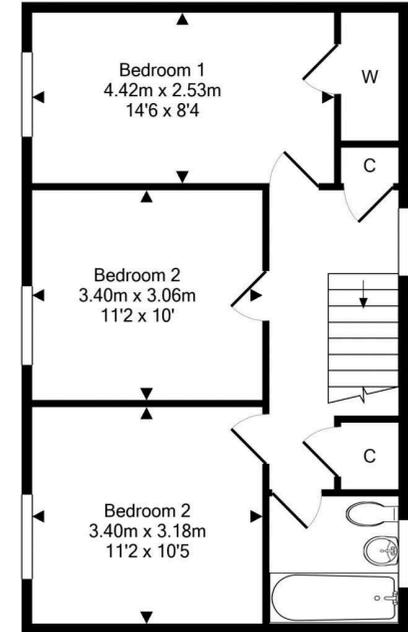


Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges. South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles away and can be accessed by regular bus service or by Dalmeny train station which is within walking distance from this property. Excellent local shopping, bars restaurants and leisure facilities can be found locally, for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle shopping centre are all within very easy reach. Edinburgh Airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. A brand-new secondary school together with primary schools are all within easy reach. 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. For those interested in sailing and other water sports, Port Edgar Marina is located close by.





Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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