



20 Dundas Avenue
SOUTH QUEENSFERRY | EH30 9QD


warners
solicitors & estate agents



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Beautifully presented semi detached villa with two large mono-block driveways and well maintained, predominantly south facing back garden, located in a popular and convenient residential area.

This impressive property offers exceptionally spacious, comfortable and stylishly presented accommodation on two levels, offering a degree of flexibility in terms of use. The property is beautifully placed to take advantage of all the amenities for which South Queensferry is renowned. A two storey extension has been added to the side of the house to create a wonderful family home of immense appeal. The living room features a large picture window which ensures an abundance of natural light and a fireplace recess forms an attractive focal point. From here there is access to a large open plan room which falls naturally into thoughtfully designed kitchen, dining and study areas. The dining area leads in turn to a light filled conservatory, currently used as an elegant formal dining room but suitable for a variety of uses. The ground floor accommodation is completed by a charming double bedroom and a stylish upgraded en-suite shower room. This area could also make a perfect independent home office for those looking to keep business and home life separate. On the upper floor are four further double bedrooms and a luxuriously appointed renewed bathroom with white suite and drench head shower. Further benefits on offer include gas central heating, double glazing, quality flooring laid to all principal rooms and two attics with Velux windows and Ramsay style ladders, one of which has been partially developed. The accommodation comprises:

- Hall
- Living room with feature fireplace
- Upgraded fitted kitchen/dining room
- Conservatory
- Double bedroom with upgraded en-suite shower room
- Four further double bedrooms
- Renewed bathroom with white suite and shower
- Gas central heating
- Double glazing
- 2 large mono-block driveways
- South facing back garden

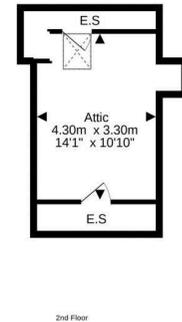
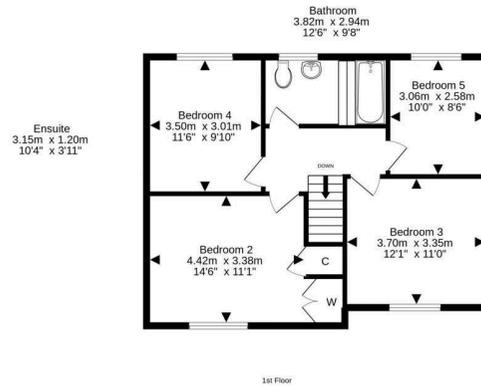
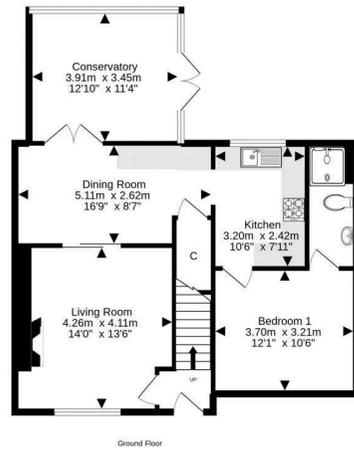
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Oven, hob, washing machine, dryer, curtain poles and lamp shades. EPC Rating C.

The village of South Queensferry has an ancient history and most of the buildings in the area off the High Street and the centre are of important architectural interest. The world famous Forth Road and Rail bridges form a splendid backdrop to the village. Excellent amenities are available including Post Office and banking services, a great selection of local shops and a supermarket. South Queensferry is set in the heart of the countryside 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. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. One can also visit the excellent pubs, cafes and restaurants within the village. For more extensive shopping trips, Edinburgh's City Centre is approximately 8 miles away. On the outskirts of Edinburgh the Barnton Roundabout provides a link to the Gyle Shopping centre and to the City Bypass. Edinburgh airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station.





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. Made with Metroplex ©2022

