



Lovely two bedroom end-terrace

In a popular costal town with excellent commuter links



1 Springfield Road

South Queensferry, Edinburgh, EH30 9SA



Scan Here!



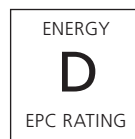
2 BED



1 BATH



ON STREET



ENERGY

D

EPC RATING

1 Springfield Road

South Queensferry | Edinburgh | EH30 9SA



“...upon entering you will find a welcoming reception hall with stairs leading to the upper level and a good size lounge with rear facing window...”



Lounge



South Queensferry is located some ten miles to the North West of Edinburgh city centre and approx eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail and the Forth Road bridges. There is a large selection of pubs, bars and restaurants within South Queensferry. There is a good selection of unique shops and banks. There are three local primary schools and a secondary school. For those who enjoy watersports, Port Edgar Sailing School offers great facilities. There are two stately homes within South Queensferry. Dalmeny House lies two miles to the East and is home to the Earls of Roseberry. Hopetoun House is a splendid Georgian stately home designed by the Scottish architects Sir William Bruce and William Adam and home to the Earls of Hopetoun. Many events are held here including wedding venues and equestrian trials. For the commuter, easy access can be gained by road and rail to North and South of the Forth bridges connecting with the M9 north and the M8 towards the West also connecting with Edinburgh city bypass.

An excellent opportunity has arisen to acquire this highly

desirable two bed end-terrace house, well situated in the South Queensferry area.

Viewing of this property is highly recommended. Internally the accommodation is in good decorative order and briefly comprises; Welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a rear facing window. There is a fully fitted kitchen with a full range of floor and wall mounted units. At the rear there is a conservatory which could be used as dining room or a second sitting room. Also to this level there is a handy walk-in storage cupboard. To the upper level, there are two double bedrooms and ample storage with a loft access. The large three piece family bathroom completes the accommodation on offer.

Double glazing and gas central heating have been installed throughout. Ample parking is provided by a lengthy driveway to the front of the property. There are attractive garden grounds to both front and rear which are well stocked.

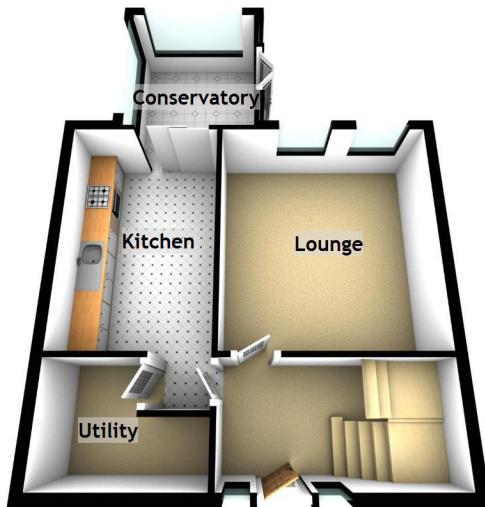


Kitchen Conservatory

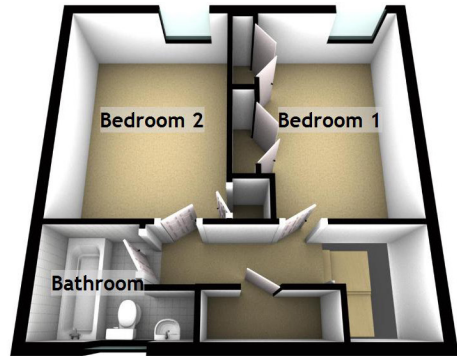


Bedrooms/Bathroom

Ground Floor



First Floor



APPROXIMATE DIMENSIONS

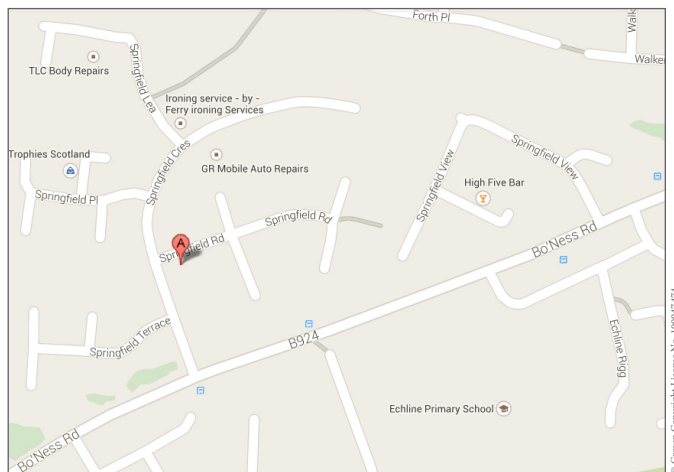
(Taken from the widest point)

Lounge	5.66m (18'5") x 4.13m (13'5")
Kitchen	4.05m (13'4") x 2.92m (9'7")
Utility	2.69m (8'10") x 1.77m (5'10")
Bedroom 1	4.06m (13'4") x 3.03m (9'11")
Bedroom 2	4.06m (13'4") x 3.04m (10')
Bathroom	2.55m (8'4") x 1.88m (6'2")

EXTRAS

(Included in the sale)

Sold as seen.



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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