



Property Description

Beautifully presented, two-bedroom, end-terrace villa, with generous gardens and a double driveway. Located in a quiet and leafy residential area of Dalmeny near South Queensferry, northwest of Edinburgh.

Comprises an entrance hall, living room, kitchen, two double bedrooms, and a family bathroom.

Tastefully finished throughout, highlights include a modern fitted kitchen and bathroom suite, contemporary flooring and decor. In addition, there is gas central heating, double glazing and good storage including a partially floored loft space.

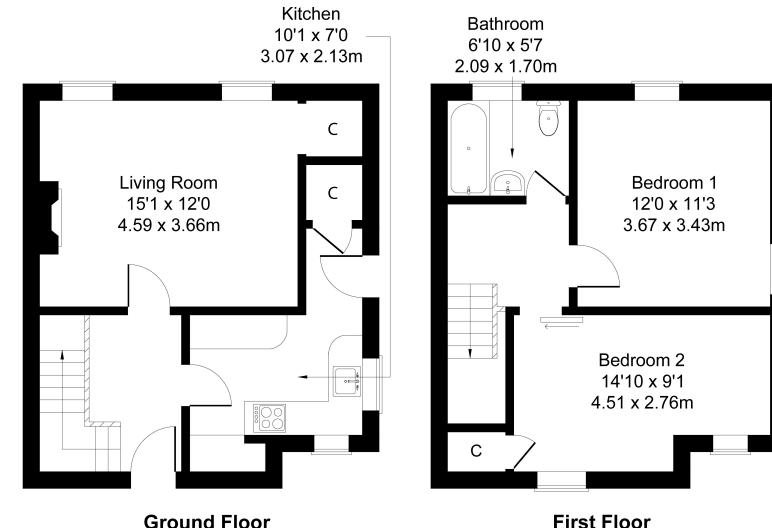
Externally there is low-maintenance landscaping to the front incorporating the driveway; whilst a particularly generous and south-facing rear garden includes patios and a lawn.

A welcoming entrance affords access to the living room, kitchen and carpeted stairs leading to the upper hall, and features an understairs storage area and wood effect flooring continuing into the living room. The tastefully finished living room is set to the rear with a feature brick-style wall, space for an electric fire, a TV wall mount point and fitted blinds; whilst also offering ample space for dining furniture and plentiful natural light with a southerly-facing aspect.

To the front, with garden access via a side door, the stylish kitchen is fitted with modern units, wood effect worktops, a sink with drainer, a tiled surround and fitted blinds; and features a built-in cupboard. Appliances include an integrated oven, a gas hob with an extractor hood, a microwave, a fridge/freezer and a dishwasher.

On the upper floor, bedroom one is set to the rear, offering a generously sized room, a dual aspect and carpeted flooring; whilst bedroom two is set to the front, also well-finished with carpeted flooring, fitted blinds and a built-in cupboard. Completing the accommodation, the family-size bathroom is fitted with a three-piece suite, a mains mixer shower over the bath and tiled splash walls.

mov⁸ Carlowrie Avenue, Dalmeny, South Queensferry, EH30 9TY
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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

South Queensferry is a picturesque town which sits on the Forth shore between the three iconic bridges. Numerous shops line the cobbled main street, where there is a large choice of pubs, bistros and restaurants, whilst there is a large Tesco and several more restaurants to the south of the town. South Queensferry and Port Edgar Marina offer many watersports, and there are

coastal walks and trails through the Dalmeny Estate. West Lothian has country parks at Beecraigs and Muiravonside, plus a network of cycle and bridle paths. A popular commuting town for Edinburgh and Fife, it lies close to major road links, with regular commuting train services available from Dalmeny station and frequent local bus services throughout.





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