



11 Atheling Grove, South Queensferry, City of Edinburgh, EH30 9PF

Beautifully Presented, Three-Bedroom, Mid-Terrace Home with Gardens

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Property Description

Beautifully presented, three-bedroom, mid-terrace home with gardens, adjacent to a shared green. Set quietly 'off street' in an established residential area of South Queensferry, west of Edinburgh centre.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, a single bedroom, and a family bathroom. Ready-to-move-in, highlights include light tasteful decor, a modern fitted kitchen with appliances and a quality bathroom. In addition, there is gas central heating, double glazing, and good storage provision including a loft.

Externally, there is a lawn to the front; whilst the rear garden has a paved patio and access to a storage shed and a gate to the shared car park.

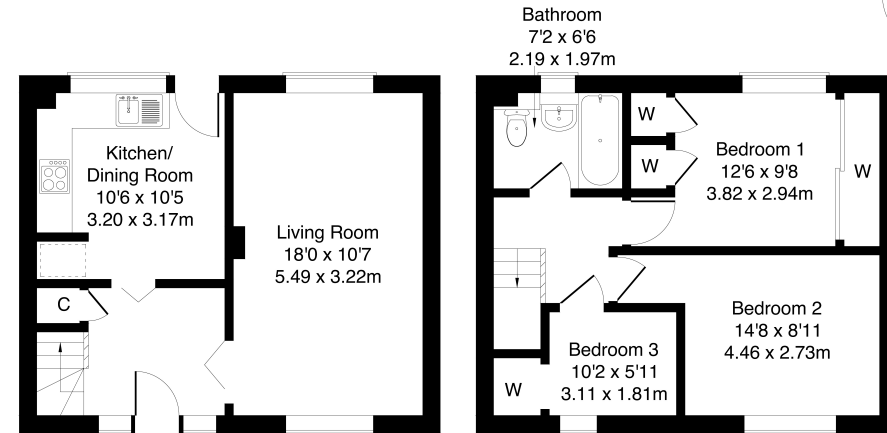
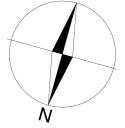
A welcoming entrance affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, and features space for outerwear and an understair cupboard. A spacious dual-aspect living room is tastefully finished with light neutral decor and carpeted flooring; whilst to the rear, the kitchen offers access to the southerly-facing garden and ample space for dining. Modern fitted units and worktops include a sink with drainer and a tiled surround, with appliances including a gas cooker, a washing machine and a fridge/freezer set within a press cupboard.

On the upper floor, bedroom one is set to the rear, with carpeted flooring, a fitted wardrobe with mirror sliding doors, two further built-in wardrobes, and a southerly-facing aspect enjoying plentiful natural light. Two further well-presented bedrooms are set to the front, with bedroom three featuring an open-press cupboard. Completing the accommodation, the family-size bathroom is fitted with a three-piece suite including an electric shower over the bath and tiled splash walls and flooring.

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Approximate Gross Internal Area: (775 sq ft - 72 sq m.)



Ground Floor **First Floor**
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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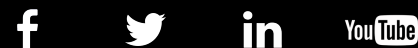
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