



## 4 Society Road, South Queensferry, City of Edinburgh, EH30 9RX

Beautifully Presented and Spacious, Four-Bedroom, Semi-Detached Family Home

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# Property Description

Beautifully presented and flexible, four-bedroom, semi-detached, family home with a garden, a garage and a driveway. Located in an established residential area of South Queensferry adjacent to open parkland, northwest of Edinburgh centre.

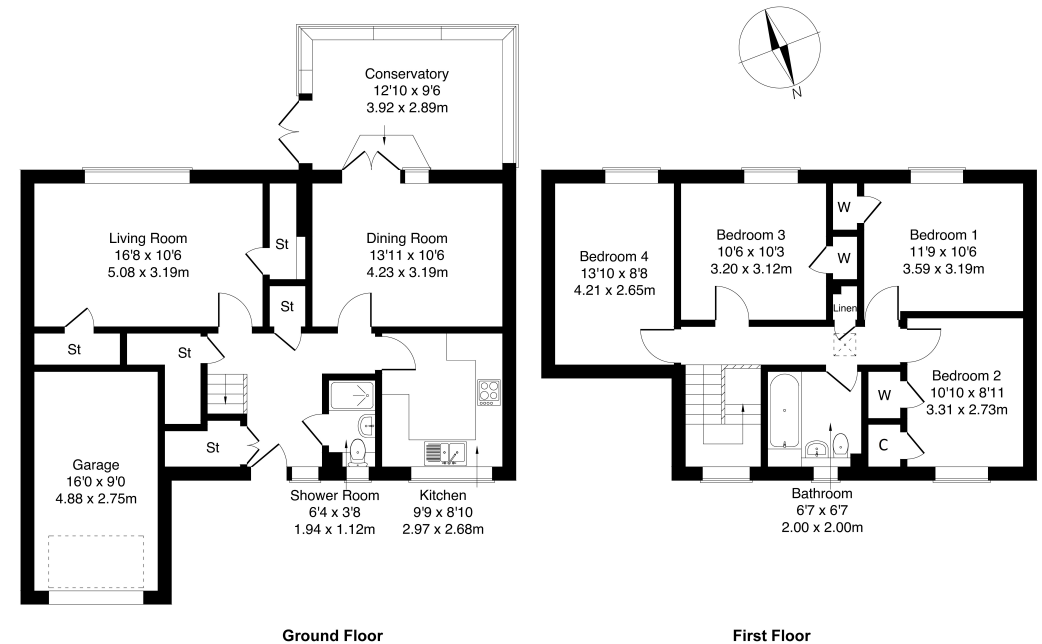
Comprises an entrance hall, living room, dining room, sunroom, kitchen, four double bedrooms, a ground-floor shower room and a family bathroom. Highlights include a modern fitted kitchen and stylish bathroom suite, quality flooring in every bedroom and superb, integrated storage, including a loft. In addition, there is gas central heating, double glazing and a large adjoining garage, with power and light.

To the front are the garage and a mono-blocked multi-vehicle driveway, whilst the enclosed, south-facing, rear garden includes established plant beds.

A welcoming entrance hall, with generous storage, is finished with light, neutral decor and leads into a living room, set to the rear of the property. Enjoying plenty of natural light and views across the southwest-facing garden, the bright reception room includes built-in cupboard storage and offers a flexible floor plan for freestanding lounge furniture. Enjoying the same sunny aspect, a well-presented dining room extends, via French doors, into a versatile sunroom, with garden access. Next to the dining room, a kitchen is fitted with white units, quartz worktops, splashback tiling and a freestanding cooker, whilst a fridge/freezer and a washing machine may be available by separate negotiation. A handy shower room completes the ground floor.

Upstairs, the home's four double bedrooms are well-finished with modern, wood-effect flooring. Whilst three include integrated wardrobe storage, all provide generous floorspace for bedroom furnishings. A contemporary family bathroom comprises a three-piece suite, a shower-over-bath, a ladder-style radiator, vanity storage and tiled splash walls and flooring.

**omov<sup>8</sup> REAL ESTATE** 4 Society Road South, Queensferry EH30 9RX  
Estate Agents and Solicitors Approximate Gross Internal Area: (1572 sq ft - 146 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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Estate Agents and Solicitors

